



Orientation for Prospective Applicants

2026 Threshold Review and Consolidated RFP for Affordable Housing

March 10, 2026 | 10:00am - 12:00pm

Agenda



- Welcome and Opening Remarks
- Overview
- Threshold Review
- Consolidated RFP Updates and Financing Structures
- Other Threshold and Evaluation Scoring Changes
- Question and Answer
 - Q&A will be conducted via microphone for in-person attendees and via the Microsoft Teams chat function for virtual attendees.
 - Please state your name and organization when asking any questions you have.
 - DHCD will answer questions at the end of the presentation.

A recording of the orientation and Q&A session will be made available.



Anticipated Timeline

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

Eligible Applications



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, property manager, lenders and investors, and any other team members necessary to finance, construct, and operate the development.

All proposals in response to this RFP must be created and submitted in DHCD's Online Application System.

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; and**
- **all information and figures provided must be consistent throughout the application.**
- **all Applicants must adhere to the DHCD Conflict of Interest policy.**
- **Mandatory Application Fee:** A \$1,000 non-refundable application fee is due at the time of application for all federal sources. See fee schedule for 9% and DC LIHTC.



Application Review Process



- Projects must meet all Threshold Eligibility Requirements
 - Project Criteria
 - Financial Criteria
 - Applicant Criteria
 - Reports and Plans
 - Compliance Criteria
- Projects that pass Threshold Review to move to the evaluation stage

Evaluation Criteria:

- **Overall Change to Scoring Approach**
 - There are 321 Possible Points with 160 Maximum Points total with a *Lower Construction Cost Bonus* (+20 Points, 10 for Preservation projects, +10 for Production projects)
- **Project Readiness and Past Performance (up to -33):**
 - Compliance with DHCD Cost and Funding Guidelines now includes soft costs in addition to updated Construction Costs and Operating Expenses. Projects without permit-level 75% complete plan and permit numbers will lose points
- **Inclusive and Equitable Housing (max. 40):**
 - Section added for current or past participants of DHCD's Faith Based Development Initiative
 - Projects building senior or family housing can receive points for using an accessible housing standard.

- **Updated Category: Property Management and Resident Services Plan**
 - This section previously only evaluated resident services plans.
 - All projects will now need to submit a plan, except for fee-simple single-family homeownership projects.

- **Updated Category: Entitlements and Development Review**
 - Additional points are available for projects that are “Shovel” ready – have permits number, evidence of plans review by Department of Building (DOB)

- **Maximizing the Impact of DHCD Resources (max. 60):**
 - Updated the Leverage category to include points for applications with financing that results in a higher Debt Service Coverage Ratio (DSCR).
- **Innovative and Community-Oriented Features or Programming (max. 30):**
 - Resident Services section has been updated to include Property Management
 - Green Building requirements are currently under evaluation and should meet the latest legislative guidelines, as outlined in the RFP

Construction and Operating Costs

- Construction costs have been updated for 2026 and reflect the inflation of the past two years:

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

- Operating Costs have been updated to *no more than* \$12,900 per unit per year.

Evaluation Criteria

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>

DHCD's core underwriting principle is that the Department is a gap lender. Applicants must demonstrate that they have pursued all other feasible funding sources before applying for DHCD funds.

- DHCD funding sources can only subsidize eligible production or preservation units
 - If an applicant proposes market rate units or commercial space, DHCD funding cannot be used to subsidize (directly or indirectly) ineligible uses
 - Applicants must demonstrate sufficient interest from market-rate lenders/investors to finance any market rate units or other ineligible uses. For example, if a project has ground floor retail, the applicant must provide non-DHCD sources to finance that portion of the building.
 - Diverting 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, creating a larger funding gap for DHCD to cover, is not permitted.

Form 202 – Application For Financing



Changes for 2026 RFP:

- DHCD will release an updated Form 202 as part of the 2026 Consolidated RFP
 - The new Form 202 will be available when the Online Application System is open
 - Changes to the Form 202 are primarily to fix known issues and to remove Solar ITC from the LIHTC Tab
 - The rental income tab includes a summary of LRSP units
 - New homeownership-specific worksheets
- DHCD policy now requires that 10% of cash flow (as opposed to 0% before) goes to pay DHCD first while the DDF is outstanding. Once the DDF is repaid, the 75%/25% cash flow split would continue to apply.
 - The pro forma tab on the Form 202 reflects this change.

DC Low-Income Housing Tax Credit (DC LIHTC)



Pursuant to the District of Columbia Low-Income Housing Tax Credit (DC LIHTC) is authorized under:

- *Low-Income Housing Tax Credit Clarification Amendment Act of 2020 (D.C. Law 23-149, §7201),*
- *Low-Income Housing Tax Credit Amendment Act of 2024 (D.C. Law 25-550, §2161).*

This program provides a local tax credit to support the development and preservation of affordable rental housing in the District.

- An “eligible project” means a rental housing development in the District that includes more than 5 housing units; and units that will be affordable to tenants at an income level no greater than 80% of the median family income in the Washington Metropolitan Statistical Area.
- If the project was admitted into the DC affordable housing financing pipeline, as evidenced in writing by either DCHFA (in the case of a 4% LIHTC/TEB deal) or DHCD (in the case of a 9% LIHTC or HPTF deal) **prior to September 30, 2024**, then the the project **does not** need to apply for an DC LIHTC allocation in this current funding cycle

After September 30, 2024

- Maximum Credit: Up to 9% of the project’s qualified basis, as defined under IRC §42(c), awarded at the discretion of the DHCD Director.
- All applicants must apply through DHCD for credit allocation.
- Applicant can apply solely for DC LIHTC



Funding Sources Available in RFP

Development Subsidy (DHCD)

- HOME Investment Partnerships Program (HOME)
- Community Development Block Grant (CDBG)
- National Housing Trust Fund (NHTF)
- Recovery Housing Program (RHP)
- Department of Behavioral Health (DBH) Grant
- 9% Low Income Housing Tax Credits (LIHTC)

Operating Subsidy (DCHA)

- Local Rent Supplement Program (LRSP)

Supportive Services (DHS)

- PSH Case Management (Supportive Services)

Property Acquisition and Disposition Division (PADD)

- offering property solicitations.

Please Note - No Housing Production Trust Fund (HPTF) offered in this RFP.

2026 RFP Federal Sources and Uses



Program Funding	Statute	AMI	Eligible Uses	Scoring	Caveats	Web Link 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/

- Something New with Federal Funds
 - Buy America Preference (BAP)
 - Requirement of the Build Buy America Act (BABA)
 - Applies to HUD CPD grantees
 - Applicable to all Federal infrastructure spending
 - [BABA-Quick-Guide-CPD-Overview](#)
 - RHP
 - Action Plan
 - Recovery
 - Support Services
 - Required (not funded in RFP)

Office of Program Monitoring (OPM)

- All projects require clearance by OPM to move forward to Council Review
 - Clearance consists of
 - Environmental review
 - Fair Housing Review
 - Section 3
 - Labor Review
 - External Agency Review
 - Issuance of Davis Bacon Wage Decisions
 - All project must complete the following facilitated by OPM
 - Preconstruction meeting
 - » Required for DHCD to issue Notice to Proceed
 - 50% & 75% Meeting
 - Close out meeting
 - » Required for release of final retainage

- Keishon Keane – PADD Manager
- PADD Charter
 - DC Code 3171.03 - Authorizes the Mayor to dispose of abandoned or deteriorated property through competitive processes or negotiated sales.
- PADD Goals
 - Preserve and create affordable housing while stabilizing neighborhoods by decreasing the number of vacant and abandoned properties.
- RFP Properties & Site Characteristics

RFP Properties & Site Characteristics

SSL	Property Address	Property Type	Ward	Zoning	Historic District	Neighborhood
Sq 5755: Lots: 0101;0831;0832;0833;0834	1630-1626 Galen Street, SE	Vacant Lot	8	R-2	No	Anacostia
Sq 6163: Lot 0828	820 Barnaby Street, SE	Vacant Lot	8	R-2	No	Washington Highlands
Sq 5174: Lots: 0022 & 0023	1109 50 th Place, NE	Vacant Lot	7	R-2	No	Deanwood
Sq 5150: Lot: 0095	46 th Street, NE	Vacant Lot	7	R-2	No	Deanwood
Sq 5206: Lot: 0030	5328 James Place, NE	Vacant Lot	7	R-2	No	Deanwood
Sq 5201: Lot: 0085	5033 Meade Street, NE	Vacant Lot	7	R-2	No	Deanwood
Sq 5130: Lot 0813	4404 Foote Street, NE	Vacant Structure	7	R-2	No	Deanwood
Sq 5097: Lot 0027	4319 Kane Place, NE	Vacant Lot	7	R-2	No	Deanwood
Sq 5867: Lot 0192	2629 MLK Jr Ave, SE	Vacant Structures	8	RA-1	No	Barry Farm
Sq 5089: Lot 0017	4226 Dix Street, NE	Vacant Lot	7	R-2	No	Deanwood
Sq 5827: Lot 0010	2302 Pomeroy Road, SE	Vacant Lot	8	R-2	No	Randle Heights
Sq 5151: Lot 0105	919 47 th Place, NE	Vacant Lot	7	R-2	No	Deanwood
Sq 6240: Lot 0803	157 Forrester Street, SW	Vacant Lot	8	R-2	No	Congress Heights

PADD Pre-Bid Hearing Date: March 20, 2026

5:00PM-6:00PM-DHCD/Housing Resource Center

PADD RFP Responses Due: May 26, 2026-4:30PM

Department of Housing and Community Development

1909 Martin Luther King Jr. Ave., SE

Washington DC 20020-Attention:

PADD Division-(5 Hard Copies)

&

One (1) Electronic Copy to DHCD.PADD@dc.gov

Hard Copies & Electronic Copy due by May 26, 2026-4:30PM

Online Application System



Consolidated RFP Applicant Homepage

Welcome to the Online Application System for the District of Columbia Department of Housing and Community Development (DHCD). Application materials, further instructions, application fee information, and information about RFP orientation sessions:

- [Request For Proposals \(RFP\) - 2026](#)
- [Qualified Allocation Plan \(QAP\) - 2025](#)
- [Form 202](#)
 - [Instructions for Completing the Form 202](#)

Online Application System

- **February 20, 2026** - 2026 Consolidated Request for Proposals is released
- **March 2, 2026** - Access to Online Application Portal
- **April 17, 2026** - Completed Applications are due for submission

The Consolidated RFP applications must be submitted through the Online Application System.

If you are already registered from a past RFP application, sign in using the button in the upper right corner, if not, [click here to request access or to sign up to receive updates](#).

Once the system opens, applicants who are registered will be able to create a new application using the button below.

Funding

DHCD has issued a Consolidated Request for Proposals (RFP) for real estate development projects that produce or preserve affordable housing in the District of Columbia and that require gap financing resources that include:

- 9% Low Income Housing Tax Credits (LIHTCs)
- District of Columbia LIHTCs (DC LIHTCs)
- Community Development Block Grant (CDBG) program
- HOME Investment Partnerships (HOME) program
- National Housing Trust Fund (NHTF)
- Recovery Housing Trust Fund (RHP)
- Local Rent Supplement Program (LRSP)

DHCD Property Acquisition and Disposition Division (PADD) will have solicitations for offers for vacant sites in the District of Columbia available for acquisition.

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.

Q&A

Prospective applicants may ask questions using the Q&A button below or by sending questions via email to SpringDHCD2026.RFP@dc.gov.

DHCD will respond as soon as possible. Simple questions will be answered within 24 hours, and others may require longer to make a determination.

When DHCD responds to a question, it will be visible to all members of the public. Registered users will receive an email notification that a response has been issued.



Technical Assistance Sessions



DFD will also offer 15-minute Technical Assistance sessions for project applications on March 16th-27th for applicants with more project-specific questions.

- Technical Assistance registrants will receive a link to select an available day and time.
- Registrants will answer a few project-related questions.
- An email will be sent containing a calendar appointment link for their scheduled assistance session.
- Session information is available here: [DHCD 2026 Consolidated RFP Technical assistance Session](#).

DHCD 2026 Consolidated RFP Technical Assistance Session.



- DC Housing Authority (DCHA)
 - DC Housing Finance Agency (DCHFA)
 - DC Department of Human Services (DHS)
 - DC Department of Energy and Environment (DOEE)
 - DC Department of Buildings (DOB)
-
- Representatives from DOEE, will be present. Attendees may direct questions to them during Q&A.

DHCD HPTF Funding Cycle



The Housing Production Trust Funds (HPTF) will no longer be included in Consolidated Request for Proposals/Notice of Funding Availability.

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.

DHCD HPTF Funding Cycle

The main benefits:

- To review/fund projects as close as possible to their actual “readiness” date.
- Saves on budgeted uncertainty in carrying costs
- Provides consideration of actual requests in the annual budget process.
- Provides certainty towards an actual closing date.
- Allows DHCD to act as a “true” subsidy lender.
- Applications received on a rolling basis.
- Provides flexibility to respond to preservation/production financing requests and opportunities.
- The fund can be more responsive

QUESTIONS?



DFD will distribute a recording
of this presentation, including Q&A.

Copies of the presentation will be also be distributed.

THANK YOU FOR ATTENDING!