





























































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 (+8)**

This criteria 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 program.

### **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. Any units in the building that will not have District funds (HPTF, NHTF, HOME, CDBG, HOPWA, DBH, 9% LIHTC, DC 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, convert a 60% MFI unit to a 50% MFI unit).

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.

### **Section 8 and Public Housing Waiting Lists (+1)**

Projects will earn a point if leasing 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 +25)**

### **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, and to counter the systemically racist housing policy of the past which has concentrated affordable housing in neighborhoods east of Rock Creek Park, particularly in Wards 7 and 8. Points will be assigned based on the Planning Areas identified in the District's October 2019 Housing Equity Report, which charts a pathway to achieve the goal of 12,000 new affordable units by 2025 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 ¼ mile of a Metrorail station or DC Streetcar stop. Points will be awarded to Projects located within ½ mile of a Metrorail station or DC Streetcar stop, or within ¼ mile of 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 ¼ 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. Points will be awarded for Projects that incorporate a ground lease held by DHCD (for rental Projects), or a land trust (for homeownership Projects) for the Project site.

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 +55)**

**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 or for Projects within two years of the expiration of an existing 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 ownership or tax lot structure will count as created within the same project. The affordable and market rate units must be equitably distributed within the development in compliance with federal fair housing requirements.

The percent of market rate units must be between 20% to 80% of the total units. 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 will also be awarded points if the market study demonstrates that achievable market rents are at or below 80% MFI. This section relates only to a mix of affordable and market-rate (unrestricted) units within a proposed building. For example, a 100% affordable building that is part of a larger mixed-income redevelopment would not qualify for this preference.

**b. Providing units for a range of MFI levels (*Up to +5*)**

Points will be awarded to Rental and LEC Projects that propose a mix of affordable units serving varying MFI levels and market rate units within the same Project. A minimum of 10% of units must be proposed in three of the following income categories:

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

Applicants proposing units that exceed DHCD's MFI eligibility limit for the type of unit (Production or Preservation) and requested funding source must demonstrate sufficient financing to make the development of those units feasible without DHCD subsidy.

**Affordability Period Restriction (*Up to +10*)**

For Rental Projects, applications that document 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 LIHTC Compliance Period, or beyond the minimum affordability period of 40 years, will be awarded points.

All eligible projects under nonprofit control are required to apply to participate in the Nonprofit Affordable Housing Developer Tax Relief Program under DC Code section 47-1005.02. The real property tax and recordation exemption offered through this program should be reflected in the Form 202 for projects receiving points in this category.

**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 +5*)**

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 all development subsidy sources made available through this RFP, including DBH grant funds, 9% LIHTC and DC LIHTC equity. This calculation will only consider the portion of the building that is eligible for DHCD funding, and the denominator will be the total development costs (total sources) attributable to that

portion. Applicants should pursue alternative financing sources that reduce DHCD's investment in the project, such as private grants or soft debt, PACE financing, Housing Assistance Payment (HAP) contracts, etc. 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 +5)**

Projects that have non-RFP grants/subsidies or subordinate funding 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 points. Examples of sources that count toward this section are:

- HUD Green and Resilient Retrofit Program (GRRP) loan or grant
- 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

Subsidies or grants requested through this RFP (for example, LRSP operating subsidies, DBH grants) are not counted as leverage.

Applications will receive maximum points for leveraging subsidies or subordinate funding equal to 25% of the project's total sources or greater.

**c. Debt Service Coverage Ratio (Up to +20)**

DHCD wants to assist those projects that have the greatest financial need, thus increasing the financial strength of projects that have submitted a financing request through this RFP. As such, based on the financing request within the constraints of this RFP, the higher the projected DSCR (as determined by DHCD based on documentation submitted in the application), the higher the score under this section.

**d. Expense Coverage Ratio (Up to +10)**

DHCD wants to assist those projects that have the greatest financial need, thus increasing the financial strength of projects that have submitted a financing request through this RFP.

As such, based on the financing request within the constraints of this RFP, the higher the projected ECR (as determined by DHCD based on the documentation submitted in the application), the higher the score under this section.

### **Innovative or Community-Oriented Features or Programming (Up to +25)**

#### **Resilient Buildings and Innovative Design (Up to +21)**

Projects that exceed the minimum Green Building Design and Construction Threshold Requirements and commit to achieving one of the specific certifications defined below will receive points under this criterion:

Maximum points will be awarded to projects that meet the following:

- Enterprise Green Communities Plus (EGC+) including Criterion 5.4: Achieving Zero Energy.

Partial points will be awarded to projects that meet one or more of the following criteria:

- Enterprise Green Communities Plus (EGC+) (rehabilitation Projects of any size and new construction buildings less than 50,000 sf)
- TRUE Zero Waste Certification
- Building Electrification with no on-site combustion
- 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
- Enterprise Green Communities Criterion 6.5 Environmentally Responsible Material Selection for Concrete, Steel, and Insulation
- Completion of the DOEE Resilience and Solar Assessment Tool ([https://doee.dc.gov/sites/default/files/dc/sites/ddoe/service\\_content/attachments/DC%20DOEE%20Resilience%20Tool%20Manual-8.28.19.pdf](https://doee.dc.gov/sites/default/files/dc/sites/ddoe/service_content/attachments/DC%20DOEE%20Resilience%20Tool%20Manual-8.28.19.pdf))

Specifically, the EGC Criterion 6.5 requires submitting a publicly disclosed Environmental Product Declaration (EPD) for 90% by volume for all (concrete/steel/insulation) used in the Project. Clearly indicate the total Global Warming Potential (GWP). Only new products should be counted; existing/reused/salvaged products are exempt.

Any Project claiming points in this category must demonstrate the capacity and experience to achieve certification, and to incorporate the innovative features specified. The architectural plans and Project budgets (development and operating) submitted in the application must reflect the commitment to certification and the features described. Such features may include sub-metering of water, as described further in PAMD's Utility Allowance Guidelines, available here: <https://dhcd.dc.gov/service/project-monitoring>.

#### **Community-Oriented Amenities (Up to +6)**

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.
- Utilize one or more of the DC Green Jobs or Workforce Development programs. (<https://sustainable.dc.gov/page/green-jobs-careers-and-workforce-development>).

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.

## VII. AVAILABLE FUNDING SOURCES

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
Category A and B	DHCD	Operating Subsidy (Subordinate Cash Flow Loan)	Housing Production Trust Fund (HPTF) HOME Investment Partnership Program (HOME) Community Development Block Grant (CDBG) Housing Opportunities for Persons with AIDS (HOPWA)
Category C	DHCD	Tax Credits	9% Low Income Housing Tax Credit (LIHTC); DC LIHTC
Category A / C	DCHA	Operating Subsidy	Local Rent Supplement Program (LRSP)
Category A / C	DHCD	Operating Subsidy (Subordinate Cash Flow Loan)	National Housing Trust Fund (NHTF)

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**

<b>Funding Source</b>	<b>Rental</b>
HPTF	40 years
HOME	20 years for new construction  5-15 years for rehab <i>(depending on per-unit subsidy)</i>
CDBG	<i>Determined on a project-by-project basis</i>
NHTF	30 years
HOPWA	10 years for new construction 3-10 years for rehab <i>(depending on per unit subsidy)</i>
LIHTC	40 years
DBH	5-25 years <i>(depending on total grant amount)</i>

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.

**9% Low-Income Housing Tax Credits (9% LIHTC)**

(see Section 42 of the IRS Code of 1986: [www.irs.gov](http://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, on a priority basis, the housing needs of the District.

The current QAP for the District was published in 2023 and can be found online:

[2023 Qualified Allocation Plan 07282023\\_1.pdf \(dc.gov\)](#)

**Mandatory Application Fee:** 9% LIHTC applications MUST include the Application Fee with the application. (For-profits: \$750; non-profits: \$500). There is no application fee for projects that are not applying for 9% 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 FY23 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)**

Effective October 1, 2021 all projects awarded 4% or 9% LIHTC were eligible for DC LIHTC in an amount up to 25% of the Federal LIHTC. The equity raised from the sale of each dollar of the DC LIHTC must be greater than \$.70 or 80% of the Federal LIHTC equity pricing, whichever is lower. DHCD has included the DC LIHTC in the Form 202 and anticipates that projects requesting 9% LIHTC as a gap source will utilize the maximum amount of DC LIHTC available in their application.

The DC LIHTC authorizing language in the Code of the District of Columbia is available [here](#).

Effective October 1, 2024, the “District of Columbia Low-Income Housing Tax Credit Amendment Act of 2023” (the “DC LIHTC Amendment Act of 2023”) will apply to the administration and implementation of the DC LIHTC, and Projects requesting DC LIHTCs under this RFP will be subject to the requirements of the DC LIHTC Amendment Act of 2023. The authorizing language for this can be found at the link below (D.C. Act 25-506 Title II. Subtitle Q): [https://lms.dccouncil.gov/downloads/LIMS/55806/Signed\\_Act/B25-0875-Signed\\_Act.pdf?id=195772](https://lms.dccouncil.gov/downloads/LIMS/55806/Signed_Act/B25-0875-Signed_Act.pdf?id=195772)

### **Gap Financing / Subsidies for Operating or Principal Curtailment**

Through this RFP, DHCD will accept requests for locally funded (HPTF, DBH) and federally funded (CDBG, HOME, NHTF, HOPWA) 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. 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. The structure may be amended for projects seeking stability and funding to potentially stave off foreclosure. Loans will be amortized over 42 years, with a 1% interest rates, in anticipation of a principal buydown.

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

Note that Category A financing application awards may require:

- a second mortgage;
- principal curtailment;
- capitalized reserves; and/or
- payment of operating and maintenance expenses.

Information specific to each funding source is provided below.

- **Housing Production Trust Fund (HPTF)**

The HPTF is a local fund established under the authority of the Housing Production Trust Fund Act of 1988, D.C. Law 7-202 (the Act). Detailed information about the fund is available in the statute (D.C. Code § 42-2801 *et seq.*) and regulations (DCMR 10-B41). Rental units financed through the HPTF are subject to a minimum 40-year affordability covenant that restricts the maximum allowable rent (varying by unit size and income level served) and establishes maximum income eligibility limits (varying by household size and income level served).

Projects selected for HPTF financing through this RFP may be allocated funds from the federal Coronavirus State and Local Fiscal Recovery Funds (SLFRF), established by the American Rescue Plan Act of 2021 (ARPA). SLFRF funds are subject to a set of restrictions and requirements from the Treasury, enumerated in Section 602(c) of the Social Security Act and other Treasury regulations and guidance.

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

- **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](http://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](http://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)**

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* (<https://dhcd.dc.gov/node/1549461>) and the *National Housing Trust Fund Allocation Plan* (<https://dhcd.dc.gov/node/154945>). 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 not apply to any project that uses NHTF.

- **Housing Opportunities for People with AIDS (HOPWA)**

HOPWA funds are allocated to state and local governments on a formula basis to create and operate service-enriched affordable housing for low-income persons living with HIV/AIDS (PLWHAs) and their families. The per unit HOPWA funding will be capped at \$100,000 per unit, with higher funding available at Department of Health's discretion based on an explanation of the need.

HUD restricts all HOPWA funding to households with incomes at or below 80% of area median income. The District of Columbia further restricts eligibility for HOPWA-funded activities to very low- and extremely low-income households, i.e. those with incomes at or below 50% AMI and 30% AMI respectively.

HOPWA funding may be used for acquisition, rehabilitation, conversion, and repair of facilities to provide housing. Priority projects will provide permanent housing (no predetermined time limit on residency) in a mixed-population project. The primary need is for efficiency and one-bedroom units.

In this round, HOPWA funds will only be available for capital expenses; there is no additional HOPWA funding for operating subsidy or supportive services to residents of HOPWA units. HOPWA referred residents will be capable of independent living without need for supportive services. Therefore, HOPWA units will not meet the definition of Permanent Supportive Housing.

Projects applying for HOPWA capital funding must demonstrate that the monthly rent charged for the HOPWA unit will be affordable to the extremely low income resident. Applicants should assume the HOPWA residents will not have a tenant based operating subsidy. If other sources of subsidy are not sufficient to cover the operating expenses of the unit, applicants should plan to request project-based operating subsidy assistance through this RFP.

HOPWA-funded housing units must remain affordable over the long term. The required Federal minimum affordability period is enforced through a restrictive covenant deed on the property. The Federal minimum affordability period is based on the type of project and the total amount of HOPWA assistance (574.3 – Definitions).

- **Department of Behavioral Health Grant Funds (DBH)**

The DBH in collaboration with DHCD will fund proposals to finance the acquisition, construction, or rehabilitation of long-term PSH units for the exclusive use of DBH consumers. The per-unit DBH funding will be capped at \$42,000 per unit, with higher funding available at DBH’s discretion, based on an explanation of need. Situations that would justify a higher funding level might include UFAS compliant units or larger, family sized units. DBH supports projects that provide housing for extremely low-income individuals and families (less than 30% MFI). DBH units follow the HPTF rent and income limits.

DBH shall hold a restrictive use covenant for no less than a five-year period on all projects developed that receive total DBH funding of less than \$100,000. DBH shall hold a restrictive use covenant for a 25-year period on all projects that receive total DBH funding of more than \$100,000. For applicants also receiving HPTF financing, there will be an additional affordability period, for a total restricted use period of at least 40 years.

Units proposed for development should be permanent housing of the following types: single- family housing, condominium or cooperative units, multifamily building, mixed-use building serving low and moderate-income populations, or single room occupancy units (SROs) or buildings. Projects that integrate DBH consumers with the general public are desired. No more than 30% of the units at any multi-family property may be set aside for DBH consumers, unless an exception is granted by DBH.

Projects applying for DBH grant funds must demonstrate that the monthly rent charged for the DBH unit will be affordable to the extremely low-income resident. Applicants should not assume the DBH residents will have a tenant-based operating subsidy. Applicants must: (1) request project based operating subsidy/voucher assistance in conjunction with their RFP proposal; or (2) provide documentation of other sources of subsidy sufficient to cover the operating expenses of the unit.

DBH will refer eligible DBH consumers to fill vacancies in the use-restricted housing created through this RFP. Senior housing developments will receive referrals for age-eligible residents. Priority populations will be: (1) homeless; (2) consumers discharged from St. Elizabeth’s Hospital; and (3) consumers moving from a more restrictive setting. DBH provides a project liaison to ensure timely planning for resident occupancy and ongoing monitoring.

DBH residents will receive community supportive services from DBH provider agencies. Applicants requesting DBH grant funds do not need to request DHS supportive services for DBH residents and do not need to secure additional funding for supportive services for DBH residents.

In addition to standard DHCD underwriting criteria, specific considerations for applicants for DBH funding include:

- project’s size (number of units);
- adequacy of bedroom space;
- adequacy of common areas;
- overall condition of property;
- neighborhood amenities/services;
- safety from fire;
- security;
- access to public transportation;

- absence of drug activities; and
- suitability of the location for promoting community integration.

Funds granted to prospective developers for Licensed Mental Health Community Residential Facilities (MHCRF) projects are not required to leverage funds and are not limited to 30% of the units as set-aside for DBH consumers.

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

## Operating Subsidies

- **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.

## 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 to 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. UNDERWRITING GUIDELINES

---

Applicants to this RFP must follow the standard DHCD underwriting guidelines reflected elsewhere in this document such as the Threshold Eligibility Requirements Section, DHCD's most recently published Underwriting Guide, the 2023 Qualified Action Plan, the various regulations specific to the aforementioned funding sources reflected in this RFP (including the DC LIHTC Amendment Act of 2023) and other applicable DHCD underwriting guidelines.

## IX. COMPLIANCE & MONITORING REQUIREMENTS

---

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.

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 DHCD Compliance and Monitoring Reference Guide.**

## X. 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*.

**Case Management:** A service that engages individuals and families, and aids in identifying barriers, needs and strengths; developing goals; identifying resources and support; and connecting individuals and/or families residing in a shelter, temporary housing, or permanent housing the needed resources, housing and/or economic security supports and supportive services to achieve identified goals.

**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.

**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 HMF 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>. 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:** A Project that meets the requirements of “Preservation” described under the Threshold Eligibility Requirements.

**Production:** 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))

**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.

**Solar Investment Tax Credit/Solar ITC:** A federal provision pursuant to IRC Section 48 and expanded upon in the Inflation Reduction Act of 2022; provides tax benefits for installation of solar panel arrays on residential and commercial property.

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

**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/>

**Underwriting Guide:** A forthcoming supplemental document pertaining to all funding applications submitted to DHCD for affordable housing financing.



## XI. 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, 2nd Floor  
Washington DC 20020

*Email address:*

[FALLDHCD2024RFP@dhcd.gov](mailto:FALLDHCD2024RFP@dhcd.gov)

Phone: (202) 442-7200

## XII. APPENDIX: EVALUATION CRITERIA SUBCATEGORY 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
<b><i>Project Readiness and Past Performance</i></b>						
	Error Free Submission	Per nonmaterial error up to 5 errors	-2	each	up to	-10
	Readiness to Proceed	Per additional 3 months beyond 12-month closing timeline	-1	each	up to	-4
	Compliance	Failure to meet <u>any</u> related compliance issue according to code, policy, regulations, housing code or funding source, and/or  Per each 5% increment over maximum construction cost, soft cost, or operating cost guideline	-1	each	up to	-5
	Past Performance				up to	-14
		Each prior project that members of the development team participated in which were in DHCD's underwriting pipeline for longer than 3 years between selection and financial closing	-1	each		
		Each prior project that members of the development team participated in which were unable to close within the expected fiscal year for which funds were initially requisitioned	-1	each		
		Each project that members of the development team participated in that closed within the last 10 years that had a Department of Labor (DOL) wage rate complaint and investigation	-1	each		
		Each project in which members of the development team participated in that did not submit the required annual audit (or equivalent) and DHCD annual reporting to DHCD's Portfolio and Asset Management Division (PAMD)	-1	each		
	Property Management Improvement Plan	Failure to provide a comprehensive and relevant property management improvement plan specific to the given financing request	-8	each		
<b>Project Readiness and Past Performance Subtotal</b>						<b>-33</b>
						<b>Max Points: -33</b>















	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			
	Project team is utilizing one or more of the DC Green Jobs or Workforce Development Programs	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		
<b>Innovative and Community Oriented Features Subtotal</b>					<b>40</b>
					<b>Max Points: 25</b>
<b>TOTAL POTENTIAL POINTS</b>					<b>210</b>
<b>TOTAL MAX POINTS</b>					<b>130</b>