



SAFI Bridge Loan RFP FAQ

Frequently Asked Questions (FAQ) – March 2026

Site Acquisition Finance Initiative (SAFI) Bridge Loan Program Request for Proposals (RFP)

DHCD has issued a Request for Proposals (RFP) seeking to partner with organizations who provide real estate financing and technical assistance to affordable housing developers. The SAFI Bridge Loan Program will leverage DHCD funds with private funds to allow the selected lenders to provide flexible, easily accessible bridge loan funds to organizations committed to creating and preserving affordable housing in the District of Columbia.

DHCD held a question-and-answer session and received questions from several applicants, and here are the responses:

Firstly, what is the total amount of capital that DHCD has available to allocate through this program?

Funding levels will be established according to previous budget limits.

The RFP mentions predevelopment and acquisition loans as applicable uses. Is construction lending (or acquisition through construction lending) also applicable?

Yes, acquisition through construction lending is applicable as long as there is a mezzanine structure that bridges to permanent financing.

Could you share the funding pool amount?

Per the RFP, DHCD expects a minimum Lender Funds-to-DHCD Funds funding ratio of 1:1. DHCD will give greater consideration to applicants who provide a Lender Funds-to-DHCD Funds ratio greater than 1:1. Please use this as guidance re: your SAFI RFP proposal.

Is there a maximum amount of funds we can request?

Per the RFP, DHCD expects a minimum Lender Funds-to-DHCD Funds funding ratio of 1:1. DHCD will give greater consideration to applicants who provide a Lender Funds-to-DHCD Funds ratio greater than 1:1. Please use this as guidance re: your SAFI RFP proposal.

SAFI Bridge Loan RFP FAQ

Question 3 of the application requests a summary of our aggregate loan portfolio. Is there a timeframe DHCD prefers? For instance, the last 5 years, 2 years, etc.

DHCD would like to see five years of aggregate loan portfolio activity.

Is the DHCD master loan unsecured, and would there be any financial covenants?

The master loan between DHCD and the Lender will be memorialized using a Loan Agreement containing affordability requirement language, a Note reflecting the loan between DHCD and the Lender and any other documents required by DHCD legal counsel.

Is there a limit on the spread we may charge on the 0% DHCD funds, and if so, what is the permitted spread?

DHCD's expectation is that the SAFI Bridge Loans being made by the Lender will not cause additional financial distress for a given project. That stated, DHCD expects prospective Lenders to be able to cover their cost of capital and/or administrative costs in administering a program such as this.

Because the program is intended to support the creation and preservation of affordable housing, would participating projects be required to have LURAs or other affordability covenants?

DHCD's expectation is that the SAFI Bridge Loans made by the selected Lender(s) will also have a form of Land Use Restrictive Agreement (LURA) / affordability covenant associated with the financing and recorded against the property. The contents of this covenant will be finalized during the process of finalizing the loan agreement and other related documents with the selected Lender(s).

How does repayment of the DHCD loan work?

The goal is to structure the Bridge Loans to revolve, so that their terms are long enough to be helpful to a project, but short enough that they can be repaid - with repaid proceeds being re-loaned to other eligible projects. That stated, the details of DHCD loan repayment will be negotiated and finalized with the selected Lender(s).

How does redeployment of funds work in light of the 36-month maximum term for SAFI Bridge Loans and the 12-month deployment requirement?

The goal is to structure the Bridge Loans to revolve, so that their terms are long enough to be helpful to a project, but short enough that they can be repaid - with repaid proceeds being re-loaned to other eligible projects. That stated, the details of DHCD loan repayment will be negotiated and finalized with the selected Lender(s).

SAFI Bridge Loan RFP FAQ

What is the applicable look-back period, and may the program be used for existing loans?

DHCD envisions that these funds are made as separate loans into eligible projects – attracting new capital to the District’s affordable housing ecosystem. That stated, as part of the negotiation process with the selected Lender(s), DHCD reserves the right to determine if SAFI Bridge Loans can be “used for existing loans”.

Can you confirm if the deadline is this coming Friday 3/20(as listed in the [RFP](#)) or Friday 4/3 (as listed on the [landing page](#))?

The application is Friday, April 3rd per the RFP landing page. We’ll have the RFP document updated accordingly.

Can you provide a range for the DHCD loan amount that applicants may request?

Per the RFP, DHCD expects a minimum Lender Funds-to-DHCD Funds funding ratio of 1:1 (i.e., \$1 of Applicant funds for each \$1 of DHCD funds). DHCD will give greater consideration to applicants who provide a Lender Funds-to-DHCD Funds ratio greater than 1:1. Please use this as guidance re: your SAFI RFP proposal.

How should lenders interpret the “at least 1:1” matching-funds requirement?

Per the RFP, DHCD expects a minimum Lender Funds-to-DHCD Funds funding ratio of 1:1 (i.e., \$1 of Applicant funds for each \$1 of DHCD funds). DHCD will give greater consideration to applicants who provide a Lender Funds-to-DHCD Funds ratio greater than 1:1. Please use this as guidance re: your SAFI RFP proposal.

Can you clarify the expected blended-rate framework and the maximum permitted spread on DHCD funds?

Within its proposal, the Applicant should propose a proposed overall blended interest rate based on the proportional combination of the Applicant’s cost of funds and the 0% DHCD interest rate reflected in the RFP. Further, Applicants should structure their proposed overall blended interest rate (inclusive of the spread) on reasonable interest rates in the District of Columbia multifamily marketplace, as DHCD will review the proposed rate against rates available in the marketplace. Please use this as guidance re: your SAFI RFP proposal.