DHCD's Development Finance Division (DFD) funds developments that produce and preserve safe and affordable housing in all eight wards.

Overview

DFD is responsible for providing timely and compliant gap financing and tax credits for the production and preservation of affordable housing.

The primary source of funds is the Housing Production Trust Fund (HPTF).

Additionally, DFD administers federal funds that may be used to fund community facilities

DHCD often partners with sister agencies to achieve DHCD's objectives.

More on the Housing Production Trust Fund

The HPTF is the major tool used to produce and preserve affordable housing in the District of Columbia.

Mayor Muriel Bowser has committed to ensuring the HPTF receives $100 million a year — more than any city per capita in the country. In October 2017, the Mayor announced a record $138+ million in HPTF investments in fiscal year 2017, which ended on September 30. Since January 2015, the District has invested more than $277 million in HPTF financing, which has funded the production or preservation of more than 3,300 affordable units that can house more than 7,200 residents.

How Does the DFD Operate?

Gap financing and tax credits are awarded through a competitive online application process called a Request for Proposals.

Proposed affordable housing developments that meet the minimum eligibility requirements are scored against a set of criteria that reflects the District's policy objectives, in areas such as preservation, ending homelessness, and sustainability.

DFD maintains an online "pipeline" on the status of projects, at https://octo.quickbase.com/db/bit4kvfmq.

For More Information

Go to http://dhcd.dc.gov/service/development-and-finance or call (202) 442-7200.

GOVERNMENT OF THE
DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR