



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



**SUMMER 2010 Request For Proposals
FACT SHEET
July 23, 2010**

Sponsor: The Department of Housing and Community Development (DHCD)

Funding: HOME CHDO Development Funds focused on affordable housing development (*Readiness to Proceed along with letters of commitment/interest for private capital investment is paramount for consideration of any and all applications*)

Dates: Notice of Funding Availability (NOFA) published: July 19, 2010;
RFP to Be Released: **July 23, 2010**
RFP Proposal Conference: August 6, 2010
Project Submission Deadline: **August 20, 2010 at 4 pm EDT**
Announcement of Selected Projects for Underwriting: August 30, 2010

Access: RFP Packages Available on July 23, 2010
DHCD, 1800 Martin Luther King, Jr. Avenue, SE 1st Floor
9:00 a.m. – 4:30 p.m. (442-7280)

Website access on or about July 30, 2010

Questions

E-mail address: rfpquestions@dc.gov

RFP Question Hotline: (202) 442-7281 (voicemail)

General Questions: (202) 442-7200

RFP Proposal

Conference:

Department of Housing and Community Development

1800 Martin Luther King Jr., Avenue, SE

Housing Resource Center (1st floor)

Date: Friday, August 6, 2010

Time: 10:00 a.m. to 12:00 p.m.

Agenda: Discussion of the RFP process and respond to questions.

Application Fees: None.

Funding and Focus:

The Department of Housing and Community Development (DHCD) is making available HOME Investment Partnerships Program (HOME) CHDO Development funds for affordable housing development. Funds must be leveraged with other funds by developers committed to creating affordable housing. (The use of DMH grant funds trigger both Federal and District regulations, i.e., Davis Bacon and related acts; Section 3; environmental reviews, etc. See Table 5 in the Request for Proposals for additional information.)

HOME Investment Partnership Program (HOME):

Through the U.S. Department of Housing and Urban Development (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 nonprofit groups to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership. The program was designed to reinforce several important values and principles of community development:

- ▶ HOME's flexibility empowers people and communities to design and implement strategies tailored to their own needs and priorities.
- ▶ HOME's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing.
- ▶ HOME's technical assistance activities and set-aside for qualified community-based nonprofit housing groups builds the capacity of these partners.

The eligibility of households for HOME assistance varies with the nature of the funded activity. For rental housing and rental assistance, at least 90 percent of benefiting families must have incomes that are no more than 60 percent of the HUD-adjusted median family income for the area. In rental projects with five or more assisted units, at least 20% of the units must be occupied by families with incomes that do not exceed 50% of the HUD-adjusted median. The incomes of households receiving HUD assistance must not exceed 80 percent of the area median. HOME income limits are published each year by HUD.

HOME-assisted rental housing must comply with certain rent limitations. HOME rent limits are published each year by HUD. The program also establishes maximum per unit subsidy limits and maximum purchase-price limits.

Some special conditions apply to the use of HOME funds. Per HUD regulation, DHCD must ensure that at least 15 percent of its HOME allocation is used to fund housing to be owned, developed, or sponsored by experienced, community-driven nonprofit groups designated as Community Housing Development Organizations (CHDOs). Additionally, DHCD must ensure that HOME-funded housing units remain affordable in the long term (20 years for new construction of rental housing; 5-15 years for construction of homeownership housing and housing rehabilitation, depending on the amount of HOME subsidy).

Eligible

Organizations: Community Housing Development Organizations (CHDOs) with up-to-date CHDO certifications, as certified by DHCD.