

DCHFA NEW BOND ALLOCATION PROCESS- 2025 READINESS APPLICATION FREQUENTLY ASKED QUESTIONS (FAQS)

1. My company is acquiring a distressed project and I need tax exempt bonds to make the transaction feasible -
Does my transaction take priority or receive a waiver to bypass the DCHFA Readiness process?
 - a. No – the standard process applies.
2. How many preservation transactions will be funded?
 - a. The current process does not differentiate between preservation and net new unit projects. All transactions, except Transition Projects, will need to apply to DHCD for threshold review and evaluation scoring prior to applying in an HFA window.
3. My project needs more than \$77.56MM in Bond Cap, what can I do? Can I return for another allocation of credits?
 - a. No. At this time, the District is implementing a hard cap of \$77.565M per allocation.
4. Can I apply to DHCD to receive a Threshold Review and Evaluation Score in the same window as a DCHFA application round so that a DHCD review is completed and utilized in my DCHFA Readiness application for the same application round?
No, DHCD review needs to happen before submitting to DCHFA.
5. Where do I submit my DCHFA application?
 - a. Submit your application through the DCHFA portal at <https://mlni.dchfa.org/>
6. Where can I find additional information on the DCHFA process?
 - a. Information is published here: <http://www.dchfa.org/developers/available-programs/mmr/b/>
7. Where can I find additional information on the DHCD Threshold Review and Evaluation Scoring process?
 - a. Additional information on DHCD’s review will be posted on DHCD’s website and linked to this page: <https://dhcd.dc.gov/service/development-and-finance>
8. Will DCHFA accept projects for readiness if they cannot evidence the ability to close within six months?
 - a. No, projects need to document the ability to close within six months of application. If a project is anticipated to close after this timeframe, then it should apply in the following window.
9. Will DCHFA provide a letter confirming Stage II applications to preserve the basis boost under QCTs/DDAs if the designation is set to change before the project is ready to close?
 - a. DCHFA will consider applications off cycle for the sole purpose of preserving basis boost. A full Stage 2 application is required for DCHFA to provide a letter confirming a submitted application. DCHFA’s review is limited to confirmation of a received full application- DCHFA will not underwrite transactions off-cycle.