

**1800 HAMLIN STREET NW | SENIOR AFFORDABLE HOUSING PROJECT
 INFORMATION ON ESTIMATED FINANCING PATHWAY
 IN SUPPORT OF A **THREE (3) YEAR** TIME EXTENSION REQUEST**

Line	Source / Workstream	Milestone	Duration
1	DHCD	DHCD 2026 Consolidated RFP Notice of Funding Availability (“NOFA”) window opens for LIHTC. <i>* The 2026 RFP does not include HPTF funding. Instead, the RFP states that DHCD will make HPTF funding available on a rolling basis via an open RFP process, with applications accepted on a quarterly basis. DHCD states that it will be issuing additional information on this process at a later date.</i>	February 20, 2026
2	OZ	Z.C. Order No. 23-18 current expiration date	March 8, 2026
3	DHCD	DHCD application submission deadline	Mid-April 2026
4	DHCD	DHCD review / cure / score or selection outcome	Early-Summer 2026
5	DHCD	LIHTC and/or HPTF award <i>*If project is not awarded the necessary funding in the first round of review then Applicant will need to wait until the next DHCD NOFA window in Spring 2027 (skip to line 14)</i>	Mid-Summer 2026
6	PREDEVELOPMENT	Re-mobilize design team (schematic plan refresh)	Late-Summer / Early-Fall 2026
7	DESIGN DEVELOPMENT	Advance project plans to permit readiness	Winter 2027
8	PERMITTING	Submit permit application to DOB (accelerated review)	Summer 2027
9	DCHFA	DCHFA tax-exempt bond financing readiness review <i>* Must apply for DHCD LIHTC and/or HPTF funding and receive a score that is above the established threshold, <u>and</u> show evidence of DOB permit filing before DCHFA will conduct a readiness review for tax-exempt bond financing.</i>	Late-Summer 2027
10	DCHFA	Underwriting / commitments / closing preparation	Winter 2028
11	CLOSING	Target financial closing	Winter 2028
12	OZ	Permit submission deadline if zoning order is extended two (2) years.	March 8, 2028
13	OZ	Construction start deadline if zoning order is extended two (2) years.	March 8, 2029

IF PROJECT IS NOT AWARDED THE NECESSARY FUNDING IN THE FIRST ROUND OF REVIEW...			
14	DHCD	DHCD NOFA window opens for LIHTC and HPTF funding.	TBD (Spring 2027)
15	DHCD	DHCD application submitted	Early-Summer 2027
16	DHCD	DHCD Review / cure / score or selection outcome	Fall 2027
17	DHCD	LIHTC and/or HPTF award	Fall 2027
18	PREDEVELOPMENT	Re-mobilize design team (schematic plan refresh)	Fall 2027
19	DESIGN DEVELOPMENT	Advance project plans to permit readiness	Winter 2028
20	OZ	<p>Permit submission deadline if zoning order is extended two (2) years.</p> <p>** Pursuant to Subtitle Z § 705.4, a design review development is currently only permitted one extension. Therefore, if the project does not receive the necessary DHCD and DCHFA financing in the first round of review described above, and the zoning order is only extended for two years, the project would miss its permit submission deadline and expire, and the project could not be constructed without having to go through the voluntary design review process again.</p>	March 8, 2028
21	PERMITTING	Submit permit application to DOB (accelerated review)	Summer 2028
22	DCHFA	<p>DCHFA tax-exempt bond financing readiness review</p> <p><i>* Must apply for DHCD LIHTC and/or HPTF funding and receive a score that is above the established threshold, <u>and</u> show evidence of DOB permit filing before DCHFA will conduct a readiness review for tax-exempt bond financing.</i></p>	Late-Summer 2028
23	DCHFA	Underwriting / commitments / closing prep	Winter 2029
24	CLOSING	Target financial closing	Winter 2029
25	OZ	Permit submission deadline if zoning order is extended three (3) years.	March 8, 2029
26	OZ	Construction start deadline if zoning order is extended three (3) years.	March 8, 2030

Notes:

- **DHCD's 2025 QAP** confirms that projects financed with tax-exempt bonds are eligible to request **4% LIHTC**, and 4% availability is tied to bond cap.
- **Readiness windows:** DCHFA runs readiness reviews in **January and July** and requires a prior DHCD score plus evidence of DOB permit filing and at least one DOB review.
- While this shows two years for a potential closing, the timing is outside of a 2 year zoning approval, hence the request for 3-year extension.