# Baltimore City Affordable Housing Trust Fund Commission Meeting

January 26, 2021

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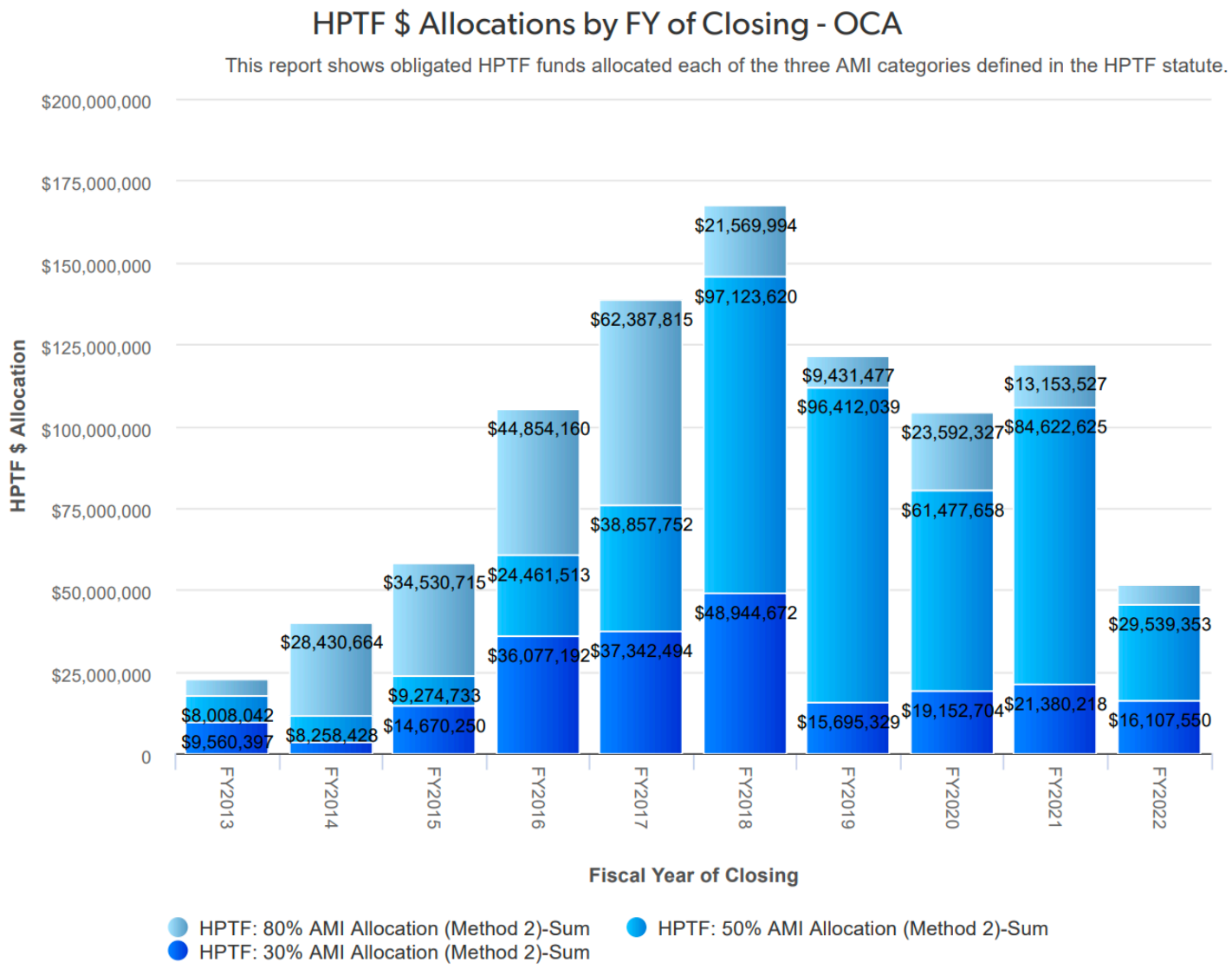
DC Department of Housing and Community Development

# Housing Production Trust Fund

- $100M
  - 15% of deed and recordation tax revenue
  - Topped off with local funds
- Targeting
  - At least 50 percent of HPTF spending serves households with incomes below 30 percent of the area median income (AMI).
  - At least another 40 percent of expenditures serve households with incomes between 30 percent and 50 percent AMI.
  - The balance of funds can serve households with incomes up to 80 percent AMI.

# Allocation FY Closing



# Local and Federal Funding Sources Available in RFP

## Development Subsidy (DHCD):

- Local Housing Production Trust Fund (HPTF)
- Local Department of Behavioral Health (DBH) Grant
- HOME Investment Partnerships Program (HOME)
- Community Development Block Grant (CDBG)
- 9% Low Income Housing Tax Credits (LIHTC)
- National Housing Trust Fund (NHTF)

## Operating Subsidy (DCHA):

- Local Rent Supplement Program (LRSP)
- Annual Contributions Contract Program (ACC)

## Supportive Services (DHS):

- Case Management (Supportive Services) Funds

## Other Indirect Sources:

- Tax Exempt Bonds and 4% LIHTC (DCHFA)
- Green Building incentives (DOEE)

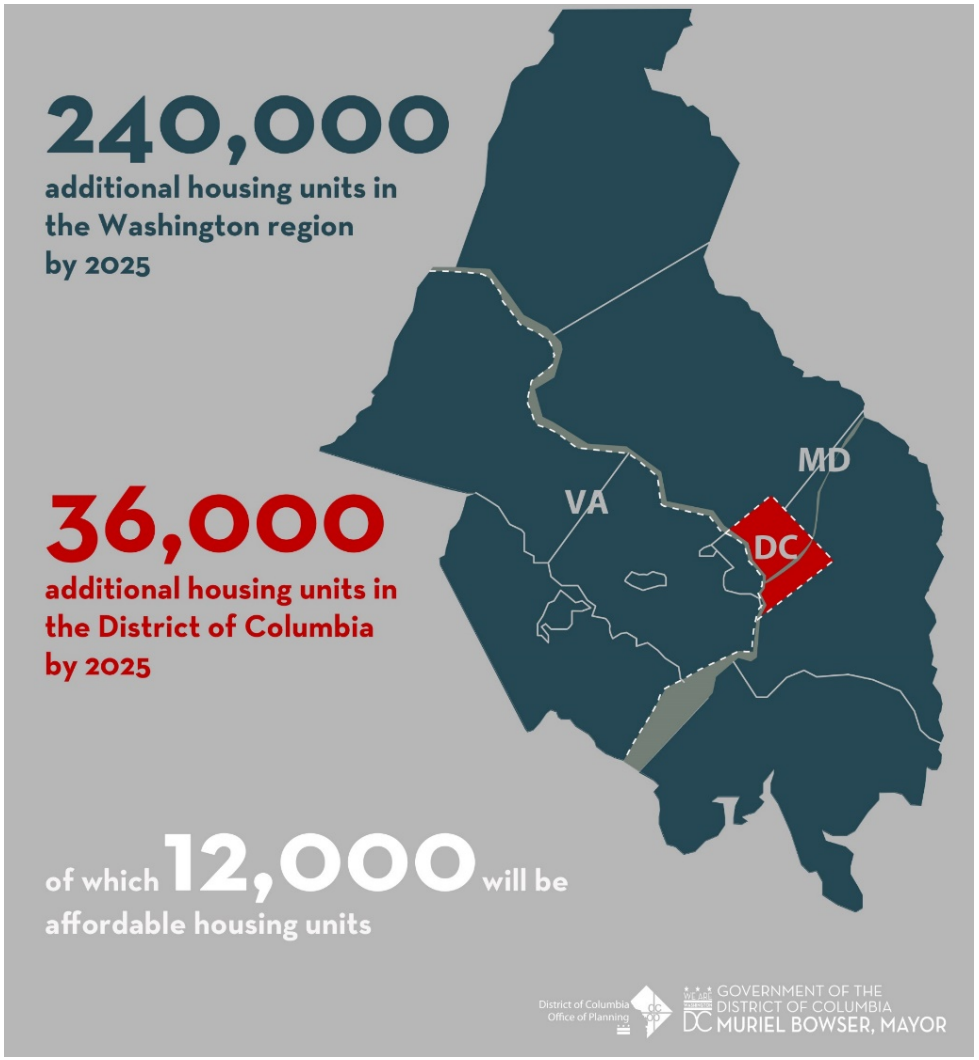
# Project Selection Criteria – 2019 Consolidated RFP

| | | Production (Rental) | Production (Homeownership) | Preservation (Rental) | Preservation (Homeownership) |
|---|---|---|---|---|---|
| **THRESHOLD ELIGIBILITY REQUIREMENTS** | | **Applicable?** | | | |
| *Project Criteria* | | | | | |
| 1 | Eligible Project Type | ✓ | ✓ | ✓ | ✓ |
| 2 | Permanent Supportive Housing | ✓ | NA | NA | NA |
| 3 | Site Control | ✓ | ✓ | ✓ | ✓ |
| 4 | Entitlements and Development Review | ✓ | ✓ | ✓ | ✓ |
| *Finar* | | | | | |
| 5 | Development Budget and Operating Proforma | ✓ | ✓ | ✓ | ✓ |
| 6 | Financing Letters | ✓ | ✓ | ✓ | ✓ |
| 7 | Financial Information for Operational Projects | NA | NA | ✓ | ✓ |
| *Applicant Criteria* | | | | | |
| 8 | Development Team Thresholds | ✓ | ✓ | ✓ | ✓ |
| *Reports and Plans* | | | | | |
| 9 | Appraisal | ✓ | ✓ | ✓ | ✓ |
| 10 | Market Study and Market Demand Analysis | ✓ | ✓ | ✓ | ✓ |
| 11 | Environmental Site and Physical Needs Assessments | ✓ | ✓ | ✓ | ✓ |
| 12 | Architectural Plans and Cost Estimates | ✓ | ✓ | ✓ | ✓ |
| *Compliance Criteria* | | | | | |
| 13 | Green Design and Building | ✓ | ✓ | ✓ | ✓ |
| 14 | Community Engagement Plan | ✓ | ✓ | ✓ | ✓ |
| 15 | Relocation and Anti-Displacement Strategy | ✓ | ✓ | ✓ | ✓ |
| 16 | General Compliance | ✓ | ✓ | ✓ | ✓ |
| *LIHTC-Specific Requirements* | | | | | |
| 17 | Year 15 Plan | ✓ | NA | ✓ | NA |
| **SCORING CRITERIA** | | | | | |
| **UNDERWRITING SCORING** | | **Potential Points** | | | |
| 1 | Financial and Economic Feasibility | 35 | 35 | 35 | 35 |
| 2 | Development Team Capacity and Experience | 30 | 25 | 30 | 30 |
| 3 | Site Selection and Design Characteristics | 5 | 5 | 5 | 5 |
| 4 | Acquisition Cost Reasonableness | 5 | 5 | 5 | 5 |
| 5 | Compliance with DHCD Cost and Funding Guidelines | 15 | 10 | 15 | 15 |
| 6 | Leverage | 10 | 10 | 10 | 10 |
| **Underwriting Scoring Subtotal** | | **100** | **90** | **100** | **100** |
| **PRIORITIZATION SCORING** | | **Potential Points** | | | |
| *Demographic Criteria* | | | | | |
| 1 | Permanent Supportive Housing | 10 | 0 | 10 | 0 |
| 2 | Resident Services Plan | 3 | 3 | 3 | 3 |
| 3 | Family-Oriented Units | 10 | 10 | 10 | 10 |
| 4 | Special Populations | 5 | 5 | 5 | 5 |
| 5 | Income Levels Served | 7 | 7 | 7 | 7 |
| 6 | Section 8 and Public Housing Waiting Lists | 1 | 1 | 1 | 1 |
| *Applicant Criteria* | | | | | |
| 7 | Non-Profit Participation and Right of First Refusal | 5 | 5 | 5 | 5 |
| 8 | TOPA Preference | 5 | 5 | 5 | 5 |
| *Location Criteria* | | | | | |
| 9 | Transit Proximity | 3 | 3 | 3 | 3 |
| 10 | Opportunity Zones | 1 | 1 | 1 | 1 |
| 11 | Economic Opportunity Targeting | 17 | 17 | 17 | 17 |
| *Maximizing Impact of DHCD Resources* | | | | | |
| 12 | Preservation | 5 | 5 | 5 | 5 |
| 13 | Mixed-Income | 10 | 10 | 10 | 10 |
| 14 | Preference for Projects with District Land | 8 | 8 | 8 | 8 |
| 15 | Green Building | 5 | 5 | 5 | 5 |
| 16 | Affordability Period Restrictions | 5 | 5 | 5 | 5 |
| **Prioritization Scoring Subtotal** | | **100** | **90** | **100** | **90** |
| **TOTAL** | | **200** | **180** | **200** | **190** |

# Mayor Bowser's Affordable Housing Commitment

*Mayor's Order on Housing:*

- Increase & accelerate production and preservation
- Evaluate housing equity and distribution
- Strengthen Homeward DC
- Create homeownership opportunities
- Enhance the resident housing experience
- Connect to regional & federal initiatives

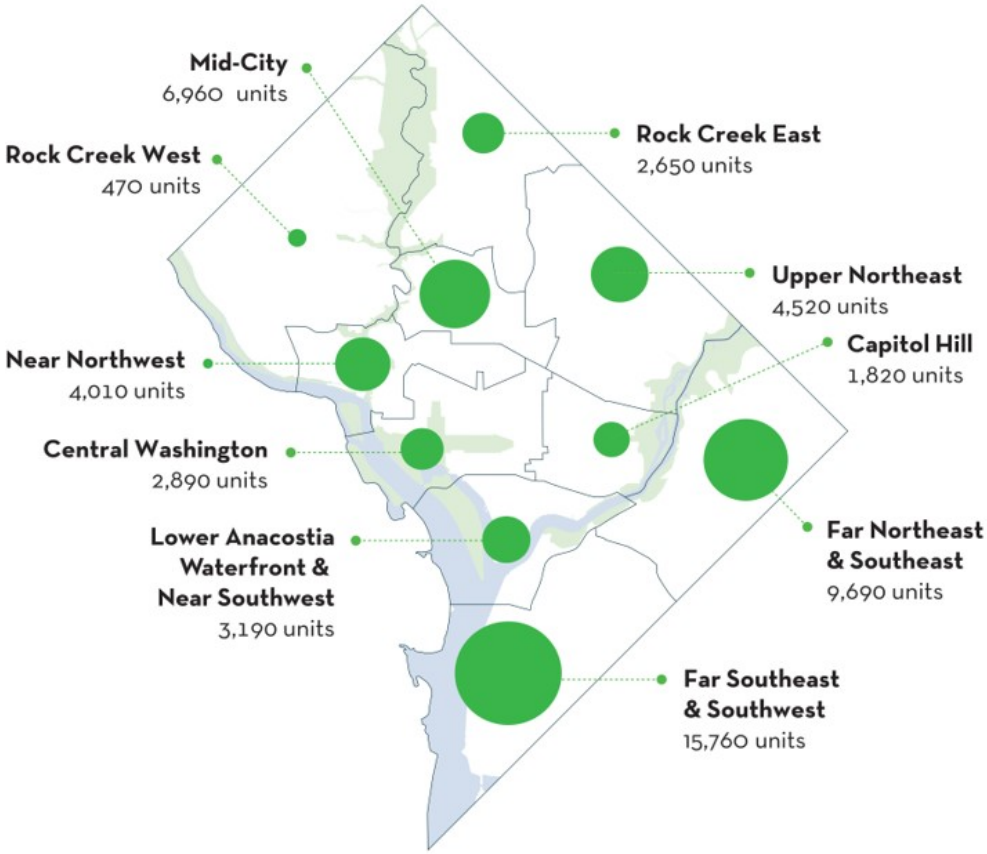



*+ The Preservation of 6,000 Existing Affordable Units*

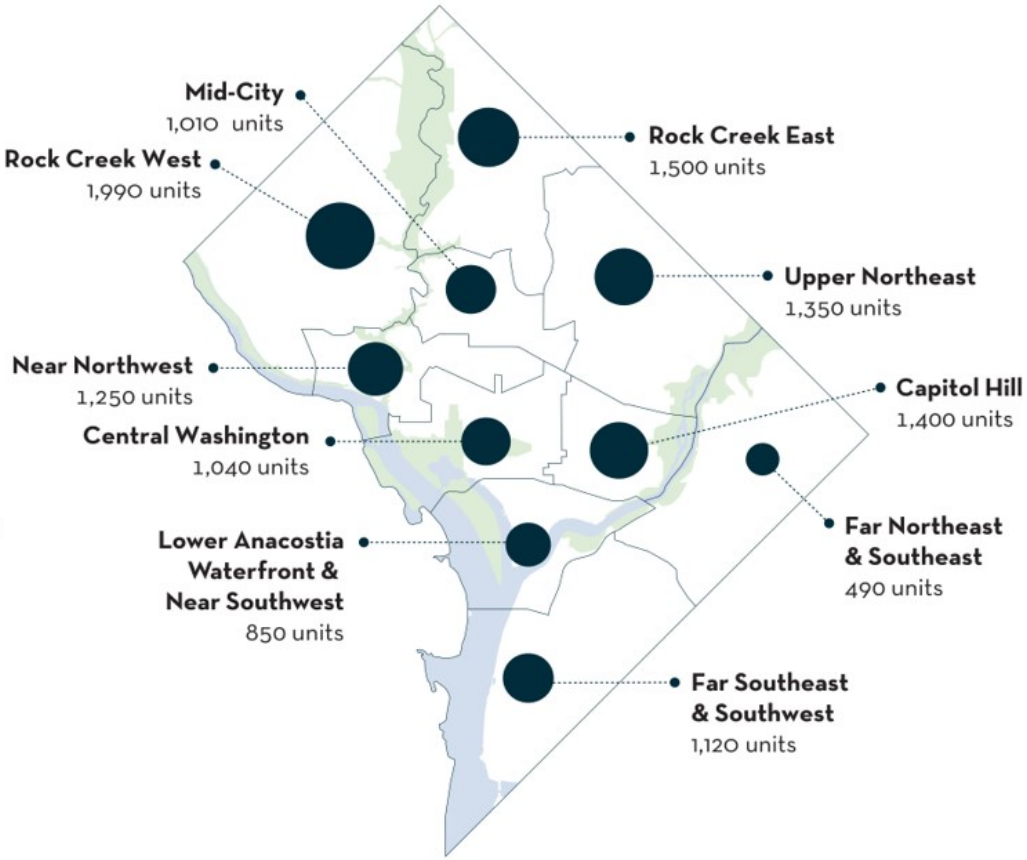
# Moving Towards an Equitable Distribution

*First Report, Housing Framework for Equity and Growth*

**Estimated Current Distribution of Affordable Housing**

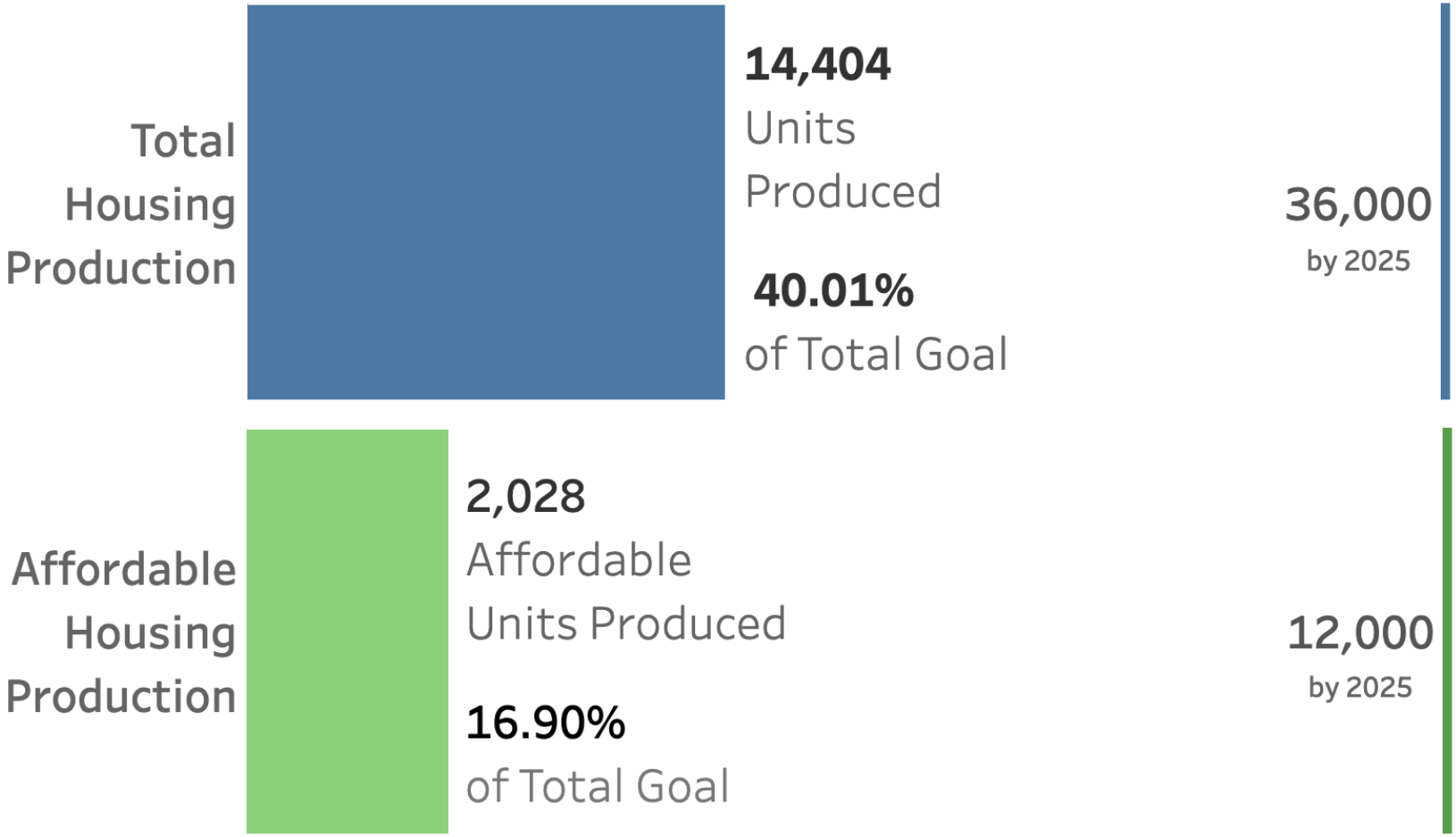



**2025 Dedicated Affordable Housing Production Goals**



# #36000by2025

*At the District-level...*




Unit counts represent housing production from January 2019 through December 2020.

# Prioritization Scoring Criteria

| SCORING CRITERIA | | | | | |
|---|---|---|---|---|---|
| PRIORITIZATION SCORING | | Potential Points | | | |
| | | Production (Rental) | Production (Homeownership) | Preservation (Rental) | Preservation (Homeownership) |
| *Demographic Criteria* | | | | | |
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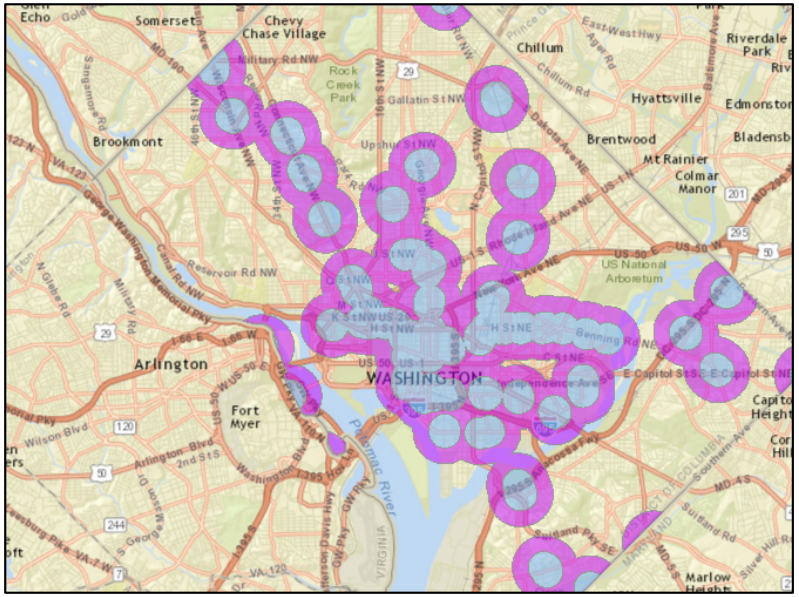
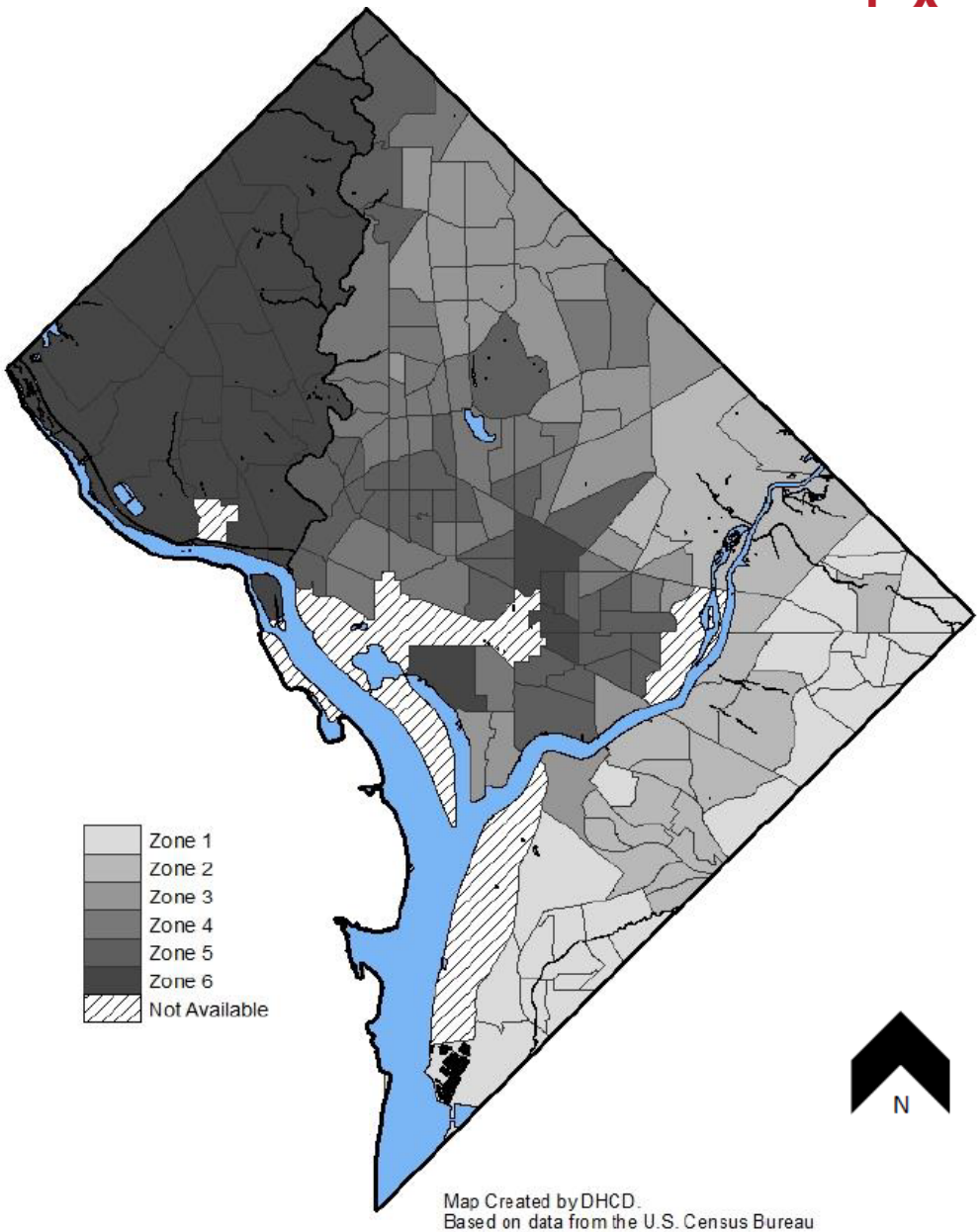
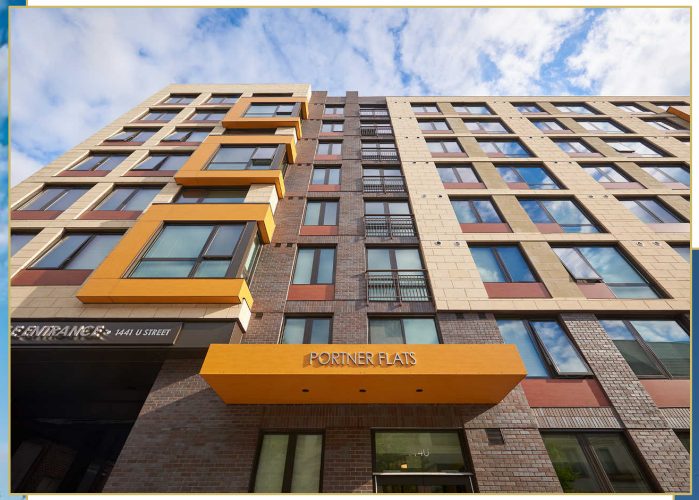
| **Prioritization Scoring Subtotal** | | **100** | **90** | **100** | **90** |

# Prioritization Scoring - Location Criteria




Map Created by DHCD.
Based on data from the U.S. Census Bureau
2013-2017 ACS 5-year estimates and
WDCEP 2018 Development Pipeline.

# Completed Projects

# Completed Projects