



NOTICE: DOH CHFA DEP 2021

Distributed: May 25, 2021

To the Attention Of: All Local Housing Authorities, Private For Profit and Nonprofit Housing Developers, Development Consultants, Municipal Developers, and Interested Property Owners

Subject: 2021 Development Engagement Process - Opportunities for Affordable Housing Funding

The Department of Housing (DOH), in collaboration with the Connecticut Housing Finance Authority (CHFA), is inviting a time-limited participation in the second year of our Development Engagement Process (DEP). The 2021 DEP is intended to identify and facilitate the creation of a pipeline of potential projects for future funding opportunities. Projects for new construction, substantial rehabilitation or preservation of affordable housing are invited under this Notice. The Development Engagement Process is based on a modified application of limited scope and content called the Profile. Completion of the CHFA & DOH Consolidated Application (ConApp) is not required to respond to this Notice.

Interested parties must visit www.ct.gov/doh/ and select the *Funding Opportunities* page on the DOH website and follow the detailed Requirements and Instructions found on that site to submit a Profile. The basic information in this Notice alone is not enough to complete the Development Engagement Profile. All terms below are defined in those Requirements and Instructions.

The DOH/CHFA Development Engagement Profile should provide a description of the project based on the best available information at the time of submittal. Please see the Requirements and Instructions regarding what information to include. There are no requirements to engage a consultant, prepare formal documentation, obtain local approvals, or expend funds in order to complete and submit the Development Engagement Profile.

The Connecticut General Statute for Affordable Housing is CGS Sec. 8-37pp. Responding parties seeking DOH assistance must be eligible under statute to apply for DOH financial assistance and the subject project must be an affordable housing activity eligible under statute.

For both DOH and CHFA, respondents should reasonably believe that they will be prepared to deliver a completed CHFA & DOH Consolidated Application within ten calendar months (by March 1, 2022).

Prospective property owners must, at a minimum, have an active option to purchase or otherwise obtain site control of the project property. Prospective developers must be in partnership with an owner or prospective owner. Prospective consultants must be representing an owner or developer. A speculative interest in a project is not a sufficient relationship to participate in the 2021 DEP.

This solicitation for potential project activity is the second year of the DEP Process. The 2020 solicitation received overwhelming response and resulted in approximately 12 invitations for full application. Projects for which a DEP was submitted in 2020 but did not receive an invitation to apply must complete this revised 2021 DEP to be considered in 2021.

Please note that participation in the DEP does not constitute a commitment of any CHFA financing or other assistance and matters outside the control of CHFA could affect any and all expectations and/or representations made in this Notice.

Proposals for the funding of programs for administration are not included in this Notice and invitation.

Projects anticipating applying to CHFA for 9% Low-Income Housing Tax Credit (LIHTC) in the 2022 9% round should not participate in the 2021 DEP. Developers are advised to complete the CHFA pre-application process prior to applying for the 9% LIHTC in the 2022 round. Details on the CHFA 9% LIHTC pre-application process will be posted on CHFA's website in the near future.

This process is not intended for properties included in the State Sponsored Housing Portfolio (SSHP). Representatives of such projects should contact their CHFA Asset Manager to discuss opportunities for assistance.

Projects that have received, been approved for, or are in active discussion with DOH for predevelopment loan assistance should contact their DOH project manager before participating in this process.

If you already have project supporting documentation you are welcome to submit them along with the DEP; however, as previously indicated, these materials are not required as part of the process.

At the close of the 2021 DOH/CHFA DEP acceptance period, responses will be categorized and reviewed by staff of the agencies. We ask for your patience while the agencies follow up with each respondent in a manner determined to be most appropriate based on the information provided in the DEP.

Submissions will be accepted according to this Notice and the Requirements and Instructions **beginning Thursday, May 27th, 2021 through 4:00pm on Tuesday, June 29th, 2021**. To obtain a unique link for your Development Engagement Profile, and to have a ShareFile folder set up for your delivery of exhibits, **please send an email to dohchfa_dep_2021@ct.gov no later than Noon on Friday, June 25, 2021** with the following required information: project location municipality, proposed project name, name and email address of property owner, name, firm, relationship and email address of respondent on behalf of the project. DOH will respond with a link to the Profile form, one chart exhibit not included in the profile and your link to a ShareFile folder.

If you have a project concept that is not eligible under this Notice but you want to discuss with the Department of Housing, please send an email describing your project and requesting a conversation to rivera.miguel@ct.gov.

Please direct any inquiries regarding the Profile to the dohchfa_dep_2021@ct.gov address which will be monitored by Nathan Karnes, Community Development Specialist at DOH. This address is not for submitting the 2021 DOH/CHFA Development Engagement Profile.