



Ned Lamont
Governor

STATE OF CONNECTICUT DEPARTMENT OF HOUSING



Seila Mosquera-Bruno
Commissioner

NOTICE: DEVELOPMENT ENGAGEMENT PROCESS Fall 2025

10/1/2025

The Department of Housing (DOH) in collaboration with the Connecticut Housing Finance Authority (CHFA) is for a limited time inviting participation in the Development Engagement Process (DEP Fall 2025). The DEP Fall 2025 facilitates continued management of a pipeline of potential projects for future funding opportunities. It is also used by those who will be seeking CHFA Low-Income Housing Tax Credits (LIHTC) with or without DOH assistance.

The DEP Fall 2025 is not a competitive funding round. It is intended to provide an early assessment of development proposals to help minimize the expenditure of limited predevelopment funds among our development partners. Should a proposal receive an invitation to apply for funding, the receipt of all application submission materials, including architectural drawings at a minimum of 90% completion, is required within 120 days of an invitation. Upon a joint review of all submitted materials, recommendations for potential funding may be made from available resources.

All respondents to the DEP Fall 2025 interested in 4% or 9% LIHTC must rely on the [redline 2026 and 2027 QAP](#). The rules and priorities for LIHTC are documented separately by CHFA and it will provide more information regarding the 2026 9% round, but **developers must submit in a 2025 DEP round to be included in the 2026 9% application cycle. The requirements, descriptions, and priorities in this Notice are superseded by all communication from CHFA regarding the 2026 9% LIHTC round.**

Please review the current Consolidated Application for requirements, and the Requirements and Instructions for additional details, including submission dates.

Important Dates: DOH is anticipating publishing all necessary guidance and accepting submissions beginning on or about **October 14, 2025**, for about 4-6 weeks.

Project Eligibility: Submissions that do not meet published Requirements and Instructions may be Declined without detailed follow-up.

Discretion of Resources: For projects that are ultimately provided an Invite to Apply for financial assistance, DOH will determine the amount and source at its discretion.

Submittal: DOH and CHFA will continue to utilize the joint online Preliminary Application which covers limited scope, content, and requirements.

Review: Responses will be categorized and reviewed by the staff of DOH and CHFA. The agencies will follow up with each respondent in the manner determined to be most appropriate based on the information submitted and available for that project.

Interested parties should visit <https://portal.ct.gov/DOH/DOH/Housing/Funding-Opportunities> and select the page for this Fall 2025 Development Engagement. The detailed **Requirements and Instructions** shows how to submit a Preliminary Application, lists the exhibits that DOH recommends, and outlines the level of readiness DOH and CHFA expects in proposals.

Supplemental Information:

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

- Applicants whose Preliminary Application includes 9% LIHTCs in the capital stack are advised that 9% LIHTCs are awarded only through a highly competitive application process based on program set asides, the point scoring system, and the ranking process outlined in the approved LIHTC Qualified Allocation Plan. A specific Invite to Apply from DOH is not required for 9% candidates.
- Prospective property owners must at least 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 represent an owner or qualified prospective developer.
- Some projects that participated in past Development Engagement rounds and did not receive an invitation to apply may be asked to complete the new Preliminary Application. **Projects that participated in a past Development Engagement from 2020 to date must email DOH-DevelEngage@ct.gov describing your advancements in readiness and asking for a determination on whether to participate in DEP Fall 2025. Please do not assume that a resubmission is necessary unless requested.**
- Participation in the DEP does not constitute a commitment of any DOH or CHFA financing or other assistance and the expectations and/or representations made in this Notice could be changed in the future.

This Notice incorporates the public information for the DOH Development Engagement Process Fall 2025 and any updates will be distributed through similar channels, including posting at www.ct.gov/doh and www.chfa.org. Questions regarding this notice should be sent to DOH-DevelEngage@ct.gov, which should be added to your list of **safe senders or removed from Junk**, as all communication from DOH concerning the submission will use this address.

Other Contacts:

All inquiries related to the agency's [Developer Subsidy for Homeownership Initiative](#):

-Joseph Vazquez joseph.vazquez@ct.gov

Questions related to the agency's recently announced [Homeless Shelter Facilities and Homeless Services](#) NOFA

-Sonya Jelks DOH.ShelterCapitalFunds@ct.gov

To learn about CT's Department of Development Services (DDS) and its [Supportive Housing](#):

-Elba Caraballo at Elba.Caraballo@ct.gov

For additional questions about CHFA funding programs and requirements, including CHFA's role in the Development Engagement Process and LIHTC, please contact Terry Nash Giovannucci at terry.nash@chfa.org or PreliminaryApplication@chfa.org.