



STATE OF CONNECTICUT  
DEPARTMENT OF HOUSING



NOTICE: DEVELOPMENT ENGAGEMENT PROCESS SPRING 2024

3/21/2024

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 Spring 2024 (DEP Spring 2024). The DEP Spring 2024 facilitates the management by DOH of its pipeline of potential projects for future DOH funding opportunities. It is also used by those who will be seeking CHFA Low-Income Housing Tax Credits (LIHTC) with or without DOH assistance.

All respondents to the DEP Spring 2024 interested in 4% or 9% LIHTC must rely on the [2024 and 2025 LIHTC Qualified Allocation Plan \(QAP\)](#). The DEP Spring 2024 round is preferred for projects that can, upon invitation from DOH and/or CHFA, apply for development funding within **90** days of invitation. Respondents must reasonably believe they are able to prepare and deliver a complete and compliant CHFA & DOH Consolidated Application to meet this timeframe.

The rules and priorities for LIHTC are documented separately by CHFA and will follow the 2024 and 2025 QAP. CHFA will provide more information regarding the 2025 9% round, but **developers must submit in a 2024 DEP round to be included in the 9% 2025 application cycle**. Notice of the Overview Session is made via CHFA's mailing list and posted on CHFA's website. The requirements, descriptions, and priorities in this Notice are superseded by all communication from CHFA regarding the 2025 9% LIHTC round.

**The DEP Spring 2024 is not competitive, nor does it directly result in an award of financial assistance.** Participants have an opportunity to submit prospective developments and engage with DOH as to how proposals coincide with the priorities and current goals important to the agency and CHFA.

**Project Eligibility:** Please review the Requirements and Instructions, received submissions that do not meet these may be Declined without detailed follow-up.

**Discretion of Resources:** For projects that come in through DEP Spring 2024 and are invited to apply for financial assistance, DOH will determine the amount and source at its discretion. Funds could be from State resources, Federal programs, or a combination with all associated requirements thereof. CHFA may also have financing resources available to eligible projects at its discretion.

**Submittal:** DOH and CHFA will continue to utilize the joint online Preliminary Application which covers limited scope, content, and requirements. Submissions should meet both the general requirements of the Preliminary Application and the DEP Spring 2024 Requirements and Instructions published separately.

**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.

**Important Dates:** DOH is anticipating publishing all necessary guidance and accepting submissions beginning on or about **April 8, 2024**. This window will only be open for a set amount of time. Please read the Requirements and Instructions, as applicable.

Interested parties should visit <https://portal.ct.gov/DOH/DOH/Housing/Funding-Opportunities> and select the page for this Spring 2024 Development Engagement. The detailed **Requirements and Instructions** show how to submit a Preliminary Application and list the exhibits that DOH recommends and the level of readiness DOH expects in proposals.

**Submitting a Preliminary Application through the DEP represents an introduction to your project. Acceptance of your DEP submission is not an Invitation to Apply. Note that in order to be invited to apply, Threshold requirements noted in the CHFA/DOH Consolidated Application must be available.**

## 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 2024 and 2025 LIHTC Qualified Allocation Plan.
- 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](mailto:DOH-DevelEngage@ct.gov) describing your advancements in readiness and asking for a determination on whether or not to participate in DEP Spring 2024. 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 Spring 2024 and any updates will be distributed through similar channels, including posting at [www.ct.gov/doh](http://www.ct.gov/doh). Questions regarding this notice should be sent to [DOH-DevelEngage@ct.gov](mailto: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.

For general questions regarding eligibility of specific projects and requirements of specific funding sources, please review our website or contact Miguel Rivera at [rivera.miguel@ct.gov](mailto:rivera.miguel@ct.gov). For general inquiries related to the agency's Developer Subsidy for Homeownership Initiative, please contact Nathan Karnes at [nathan.karnes@ct.gov](mailto:nathan.karnes@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](mailto:terry.nash@chfa.org) or [PreliminaryApplication@chfa.org](mailto:PreliminaryApplication@chfa.org).