

2026 Affordable Rental Housing Development: Tax Credit Request for Proposals
Frequently Asked Questions – Updated 6/24/2026

1. Q: How does the CDD handle scoring when WHEDA hasn't released it yet?

A: The WHEDA self-score component of the Application Workbook contains two separate tables, one for the 2025-2026 QAP, and one for the 2027-2028 QAP. If you are submitting a proposal anticipating noncompetitive credits through WHEDA's 2026 Program, please fill out the corresponding chart. As WHEDA has not yet released draft appendices or the MFA for the 2027-2028 QAP, if your proposal anticipates competitive credits, please fill out and submit your Application Workbook to the CDD with the best estimate of your scoring based on known 2027 Competitive Program criteria. Once WHEDA releases further guidance related to scoring in their 2027 Competitive Program, the CDD will require each proposer utilizing that resource to resubmit an updated self-score.

2. Q: Is that service provider list required or can you choose an organization who is not on the list?

A: Attachment D of the RFP is a list of providers currently working in the local homeless services system that have signaled their willingness to partner with development teams to support households experiencing homelessness. It is not required that a support services partner be identified in Attachment D to be included in the proposal. However, if a partner is not identified from this Attachment, please ensure that Question 33 of the Application Workbook is answered with sufficient depth of experience to familiarize reviewers.

3. Q: For the supportive housing component, for the unit set-aside, can that be a subset of an AMI band?

A: The Supportive Housing component asks solely to identify the number of units dedicated to households in need of supportive services to maintain stable housing, it does not require that these units all be placed in a specific AMI band or that those bands be preidentified. City loan documents will require the number of units identified as supportive housing units, though the loan documents have not specified an AMI band. This includes the required subset of Supportive Housing Units identified as units for referral from the Coordinated Entry Manager.

4. Q: What does the pre-application contact look like with your office? If we have had prior contact with the CDD does that apply to us?

A: The required pre-application meeting consists of an initial discussion with the CDD, Planning, and Zoning Divisions, in which preliminary plans are shared and discussed. These meetings may be held separately if they have already been held, but are strongly encouraged to be held collectively if during the open application period. The pre-application meeting may be waived by the CDD should the CDD determine that respondents to the RFP have made sufficient pre-application contact with CDD, Planning, and Zoning staff. All other notification and contact requirements of the RFP remain in effect.