



DHCD Housing Innovation Pilot Program (HIPP) Information Session

Deadline: May 30, 2025

Purpose of Today's Meeting

- Provide information about:
 - Program overview
 - Available resources
 - Application and Administrative Processes
- Provide opportunity for questions and answers

Housing Innovation Pilot Program: Overview

- Provide funds for PHAs and county governments to increase the volume of mixed-income, cross-subsidized housing production
- Reward counties pursuing innovative solutions to the problem of housing scarcity

Funding Allocations

- Up to \$10 million for FY 2025
- DHCD will select up to 3 projects to receive assistance from the program - each in a different jurisdiction

Funding Details

- Fund may only be used to provide low- or no-interest loans to local housing authorities or to county governments partnering with housing developers
- May be used for projects where a county, with a local housing authority or housing developer, acquire existing private sector housing

Qualifying Projects

- Eligible entities:
 - Public housing authorities;
 - County governments partnering with a housing developer; or
 - County governments, in conjunction with a PHA or developer, to acquire existing housing
- Provide new housing in which:
 - At least 20% of the units are set aside for 50% AMI households; or
 - At least 40% of the units are set aside for 60% AMI households

Qualifying Projects, continued

- Eligible projects:
 - Acquisition of land/new construction;
 - Existing property with major rehabilitation; or
 - Existing multifamily properties with no major rehabilitation

Application Process

- 2-step Application
 - Application Submission Package due on May 30, 2025 at 12PM
 - Awarded projects will be required to submit an Awardee Submission Package within 90 days of award notification
- Application fee of \$2,500 for each project must be submitted (under separate cover) at the same time as or before application submission to **Community Development Administration, Post Office Box 2524, Landover Hills, MD 20784**

Incomplete applications will not be considered.

Application Submission

- **MUST** use HIPP Application Submission Kit and CDA Form 202 dated March 2025
- Submit a full electronic application through DropBox
- Complete the [Electronic Application Request form](#) in the [Multifamily Library](#) on the DHCD website to request a DropBox folder for each project
- The DropBox folders are organized into subfolders to match the Application Submission Package
- All documents must be uploaded prior to the application deadline
- 202s must be uploaded as Excel files
- Access to the project folders will be revoked on Friday, May 30, 2025 at 12 PM

Waiver Requests

- Waiver requests must be submitted *in writing* to the Director of Multifamily Housing via the [Waiver Request Form](#) in the [Multifamily Library](#) on the DHCD website
- Submit no later than **30 days** in advance of HIPP application deadline
 - (by **Wednesday, April 30, 2025**)

Scoring Criteria - 1

- Project Readiness (6 points)
 - Housing ready for occupancy now (if existing property) (6 points);
 - Housing ready for occupancy within one (1) year of award selection date (4 points); or
 - Housing ready for occupancy within two (2) years of award selection date (2 points)

Scoring Criteria - 2

- Location (6 points)
 - Within $\frac{3}{4}$ of a mile from rail station (2 points);
 - Within an [ENOUGH Act census tract](#)(2 points);
 - Within a [Community of Opportunity](#) (2 points)

Scoring Criteria - 3

- Preferences (16 points)
 - Project does not use low-income housing tax credit (LIHTC) equity or tax-exempt volume cap;
 - Specified affordable set-asides remains restricted at elected levels for at least 99 years;
 - Project remains in public ownership; **AND**
 - Project includes a commitment to prevailing wage requirements.

Scoring Criteria - 4

- Innovation (10 points)
 - Projects should describe the innovative nature of the property and your plan for it. Projects will be scored and ranked, based on # of total units and uniqueness of the project, or model used to complete the project. Examples of innovations could include the following criteria:
 - Design/materials
 - Unique population
 - Leverage - private/philanthropic
 - Location
 - Other

Scoring Criteria - 5

- Affordability (12 points)
 - Affordability over threshold requirement
 - 10% over required affordability (2 points)
 - 15% over required affordability (4 points)
 - 20% over required affordability (6 points)
 - Length of time of affordability
 - 15 years (2 points)
 - 30 years (4 points)
 - 40 years (6 points)

Scoring Criteria - 6

- Developer/Owner/Partner Capacity (12 points)
 - Projects will score for development team capacity based on two scenarios:
 - New construction or Substantial Rehabilitation OR
 - Purchase of existing property with no substantial rehabilitation

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QUESTIONS?

[HIPP Webpage](#)

Contact: dhcd.cda@maryland.gov