

SPRING/SUMMER 2025 COMPETITIVE FUNDING ROUND -- October 9, 2025

#	Project	Applicant/Project Sponsor	County/Address	Primary Population Served	Units	Targeted Population Units	Construction Type	Community Context	Total Project Costs	Requested 9% LIHTC	Requested RHPF	Requested PRHP	Requested HOME	Approved 9% LIHTC	Approved HOME	Approved HTF	Approved HOME-ARP	Approved PRHP
Allegany																		
1	Hammond Heights	ACB Communities LLC	421 Hammond Street, Westport, MD 21562	FAM	35	10	A/R	Sustainable Community	\$8,263,244	\$500,000	\$875,000			\$500,000	\$875,000			
2	Lana Lu	DN Residential LLC	40 Main Street, Lonaconing, MD 21539	ELD	30	8	A/R	Sustainable Community	\$7,530,857	\$500,000	\$838,535			\$500,000	\$838,535			
					65	18			\$15,794,101	\$1,000,000	\$1,713,535	\$0	\$0	\$1,000,000	\$1,713,535	\$0	\$0	\$0
Anne Arundel																		
3	Robinwood Redevelopment	Community Housing Partners Corporation	Tyler Avenue, Annapolis, MD 21403	FAM	58	14	NEW	COO, DDA	\$25,955,645	\$1,500,000				\$1,500,000				
					58	14			\$25,955,645	\$1,500,000	\$0	\$0	\$0	\$1,500,000	\$0	\$0	\$0	\$0
Baltimore City																		
4	249 N. Aisquith	Mission First Housing Development Corporation	249 N. Aisquith, Baltimore, MD 21202	FAM	50	13	NEW/A/R	OZ, QCT, Sustainable Community	\$25,935,841	\$1,500,000	\$2,000,000							
5	Abe Dua Residences	The NHP Foundation	4405-4411 Park Heights Avenue, Baltimore, MD 21215	FAM	50	13	NEW	OZ, QCT, Sustainable Community	\$25,719,593	\$1,500,000	\$2,000,000			\$1,500,000			\$2,000,000	
6	Franklin Square Project	HCH Real Estate Co.	4-20 N. Mount Street, Baltimore, MD 21223	FAM	19	10	NEW	QCT, Sustainable Community	\$11,104,306	\$570,000	\$1,707,000							
7	Gillis Memorial Grandfamily Apartments	Unity Properties, Inc.	3701-3733 Towanda Avenue, Baltimore, MD 21215	FAM	50	8	NEW	QCT, Sustainable Community	\$25,977,813	\$1,500,000	\$2,000,000							
8	Keys Pointe 2B	Greater Baltimore AHC Inc.	6390 Boston Street, Baltimore, MD 21224	FAM	50	8	NEW	Sustainable Community	\$31,088,810	\$1,500,000	\$2,000,000							
9	Sojourner Place at the Falls	Episcopal Housing Corporation	300 N. Front Street, Baltimore, MD 21202	FAM	50	25	NEW	OZ, QCT, Sustainable Community	\$23,637,170	\$1,500,000	\$2,000,000			\$1,500,000		\$2,000,000		
10	The Residences at Greenmount North	Concord Communities I, LLC	2434, 2450, 2452 Greenmount Avenue & 2429,2431 Brentwood Avenue, Baltimore, MD 21218	FAM	42	12	NEW	Sustainable Community	\$20,527,340	\$1,260,000	\$2,000,000							
11	Westport Parcel A	The NHP Foundation	2401-2417 Kloman Street, Baltimore, MD 21230	FAM	50	13	NEW	OZ, QCT, Sustainable Community	\$24,746,109	\$1,500,000	\$2,000,000			\$1,500,000				\$2,000,000
					361	102			\$188,736,982	\$10,830,000	\$15,707,000	\$0	\$0	\$4,500,000	\$0	\$2,000,000	\$2,000,000	\$2,000,000
Baltimore																		
12	Courtney View Apartments	Episcopal Housing Corporation	901 Courtney Road, Arbutus, MD 21227	FAM	74	19	NEW	COO, QCT, Sustainable Community	\$29,960,715	\$1,500,000	\$2,000,000			\$1,500,000			\$2,000,000	
13	Homes at Rosedale	Homes for America, Inc.	1216 Chesaco Avenue, Rosedale, MD 21237	ELD	72	15	NEW	N/A	\$27,266,950	\$1,500,000	\$2,000,000							
					146	34			\$57,227,665	\$3,000,000	\$4,000,000	\$0	\$0	\$1,500,000	\$0	\$0	\$2,000,000	\$0
Caroline																		
14	Federalsburg Gardens	Severn Development Company, LLC	525 Gardens Court, Federalsburg, MD 21632	FAM	64	7	A/R	OZ, Sustainable Community	\$17,738,900	\$1,500,000	\$500,000							
15	Riverview Gardens	Severn Development Company, LLC	500 High Street, Denton, MD 21629	FAM	80	8	A/R	OZ, Sustainable Community	20781469	\$1,500,000	\$1,650,000							
16	Tanyard Branch Townhomes	Searfoss Development, LLC	123 Interfaith Avenue, Federalsburg, MD 21632	FAM	25	0	A/R	OZ, Sustainable Community	\$7,059,698	\$500,000	\$1,000,000							
					169	15			\$45,580,067	\$3,500,000	\$3,150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Charles																		
17	Eagle Point Apartments	Pax Development, LLC	2970 Old Washington Road, Waldorf, MD 20601	FAM	60	15	NEW	OZ, Sustainable Community	\$23,995,781	\$1,500,000	\$1,650,000			\$1,500,000	\$1,650,000			
					60	15			\$23,995,781	\$1,500,000	\$1,650,000	\$0	\$0	\$1,500,000	\$1,650,000	\$0	\$0	\$0
Frederick																		
18	Brunswick House	Volunteers of America National Services	1100 Peach Orchard Lane, Brunswick, MD 21716	ELD	52	6	A/R	OZ, QCT, Sustainable Community	\$20,360,831	\$1,500,000								
19	Dearbought Senior Living	Taft-Mills Group, LLC	1585 Wheyfield Drive, Frederick, MD 21701	ELD	50	13	NEW	COO	\$23,549,476	\$1,500,000	\$2,000,000			\$0	\$0	\$0	\$0	\$0
					102	19			\$43,910,307	\$3,000,000	\$2,000,000	\$0	\$0					
Howard																		
20	Rideout Health	Enterprise Community Development, Inc.	5817-5991 Harpers Farm Road, Columbia, MD 21044	FAM	50	13	NEW	COO, DDA	\$28,854,025	\$1,500,000	\$2,000,000			\$1,500,000			\$2,000,000	
					50	13			\$28,854,025	\$1,500,000	\$2,000,000	\$0	\$0	\$1,500,000	\$0	\$0	\$2,000,000	\$0

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Montgomery																		
21	Tevis Place	Prime Community Housing Development	11800 Nebel Street, Rockville, MD 20852	FAM	53	14	NEW	COO, Sustainable Community	\$26,155,639	\$1,500,000				\$1,500,000				
22	Silver Spring United Methodist Church	Enterprise Community Development, Inc.	8900 Georgia Avenue, Silver Spring, MD 20910	FAM	50	13	NEW	COO, Sustainable Community	\$36,804,209	\$1,500,000	\$2,000,000			\$1,500,000	\$2,000,000			
					103	27				\$62,959,848	\$3,000,000	\$2,000,000	\$0	\$0	\$3,000,000	\$2,000,000	\$0	\$0
Prince George's																		
23	Capitol Heights Metro TOD	Pennrose, LLC	119 Capitol Heights Boulevard, Capitol Heights, MD 20743	FAM	50	15	NEW	OZ, QCT, Sustainable Community	\$24,787,062	\$1,500,000	\$2,000,000			\$1,500,000		\$895,000	\$1,105,000	
24	Sanctuary at Hyattsville Crossing TOD	Pennrose, LLC	6201 Belcrest Road, Hyattsville, MD 20782	FAM	50	15	NEW	OZ, Sustainable Community	\$22,766,436	\$1,500,000	\$2,000,000	\$500,000						
					100	30				\$47,553,498	\$3,000,000	\$4,000,000	\$500,000	\$0	\$1,500,000	\$0	\$895,000	\$1,105,000
St. Mary's																		
25	Pax River Heights	Green Street Housing, LLC	46730 S. Shangri-La Drive, Lexington Park, MD 20653	FAM	50	13	NEW	COO, Sustainable Community	\$25,771,984	\$1,500,000	\$2,000,000			\$1,500,000				\$2,000,000
26	Evergreen at Cedar Lane	Green Street Housing, LLC	South Intersection of Cedar Lane Road and Ellenborough Lane, Leonardtown, MD 20650	ELD	50	13	NEW	COO, Sustainable Community	\$21,056,293	\$1,500,000	\$2,000,000		\$500,000					
					100	26				\$46,828,277	\$3,000,000	\$4,000,000	\$0	\$500,000	\$1,500,000	\$0	\$0	\$0
Washington																		
27	The Moller	Hagerstown Housing Authority	403 N. Prospect Street, Hagerstown, MD 21740	FAM	65	17	NEW/A/R	OZ, QCT, Sustainable Community	\$30,980,308	\$1,500,000	\$2,000,000		\$500,000					
					65	17				\$30,980,308	\$1,500,000	\$2,000,000	\$0	\$500,000	\$0	\$0	\$0	\$0
			TOTALS		1379	324				\$618,376,504	\$36,330,000	\$42,220,535	\$500,000	\$1,000,000	\$17,500,000	\$5,363,535	\$2,895,000	\$7,105,000

SPRING/SUMMER 2025 COMPETITIVE FUNDING ROUND - STATE BONUS POINTS AND WAIVERS

STATE BONUS POINTS: Project		State Bonus Points Received	Reason
Robinwood Redevelopment	Tyler Avenue, Annapolis, MD 21403	5	Responds to a critical policy directive, goals, or priorities identified and articulated by DHCD.
Westport Parcel A	2401-2417 Kloman Street, Baltimore, MD 21230	5	Responds to a critical policy directive, goals, or priorities identified and articulated by DHCD.
WAIVERS: Site Location and Address		Name of Applicant/Sponsor	Waivers Granted
Allegany			
Hammond Heights	421 Hammond Street, Westernport, MD 21562	Hammond Heights Apartments, LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for ACB Communities LLC due to timing of company establishment.
Lana Lu	40 Main Street, Lonaconing, MD 21539	DN Residential LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for DN Residential LLC due to timing of company establishment.
Baltimore City			
249 N. Aisquith	249 N. Aisquith, Baltimore, MD 21202	Mission First Housing Development Corporation	Section 3.13.2 Additional Criteria Applicable Only to New Construction, Gut Rehabilitation, and Adaptive Reuse: Waiver of the specific Energy Star Program requirements listed in 3.13.2 item 1 for the historic adaptive re-use portion of the building.
Abe Dua Residences	4405-4411 Park Heights Avenue, Baltimore, MD 21215	The NHP Foundation	Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for the NHP Foundation due to timing of the fiscal year. Section 3.1 Development Team Requirements: Waiver of theshold requirements for financial statements for Dominion Community Development Corporation due to timing of company establishment.
Franklin Square Project	4-20 N. Mount Street, Baltimore, MD 21223	HCH Real Estate Co.	Section 5.1 Waivers - General: Waiver deadline Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Healthcare for the Homeless, Inc. and HCH Real Estate Company, Inc. due to timing of the fiscal year. Section 3.9.3 Operating Expenses: Waiver of the per unit operating expense limit due to the small project size and additional expenses related to permanent supportive housing units.
Key's Pointe Phase 2B	6390 Boston Street, Baltimore, MD 21224	Greater Baltimore AHC Inc.	Section 3.13.1 Criteria Applicable to All Projects: Waiver of EV charging station requirement as all parking will be on the street and no on-site parking will be provided. Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Greater Baltimore AHC, The Michaels Development Company, and BAHD due to timing of the fiscal year.
Sojourner Place at the Falls	300 N. Front Street, Baltimore, MD 21202	Episcopal Housing Corporation	Section 5.1 Waivers - General: Waiver deadline Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Healthcare for the Homeless, Inc., HCH Real Estate Company, Inc., and Beacon Communities Development LLC due to timing of the fiscal year.
Westport Parcel A	2401-2417 Kloman Street, Baltimore, MD 21230	The NHP Foundation	Section 3.9.3 Operating Expenses: Waiver of the per unit operating expense limit due to the additional expenses related to permanent supportive housing units. Section 3.13.1 Criteria Applicable to All Projects: Waiver of Site Location requirements based on the urban setting, historic preservation, and robust flood mitigation measures proposed. Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for the NHP Foundation due to timing of the fiscal year.
Baltimore			
Courtney View Apartments	901 Courtney Road, Arbutus, MD 21227	Episcopal Housing Corporation	Section 5.1 Waivers - General: Waiver deadline Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Hol Apostles-St Stephen's Church due to timing of the fiscal year.
Caroline			
Federalsburg Gardens	525 Gardens Court, Federalsburg, MD 21632	Severn Development Company, LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Searfoss Development, LLC due to timing of company establishment.
Riverview Gardens	500 High Street, Denton, MD 21629	Severn Development Company, LLC	Section 3.5.3 Units for Persons Experiencing Homelessness: Waiver of threshold requirement for 15% homeles units due to 100% HAP contract on the property. Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Searfoss Development, LLC due to timing of company establishment.
Tanyard Branch Townhomes	123 Interfaith Avenue, Federalsburg, MD 21632	Searfoss Development, LLC	Section 3.5.3 Units for Persons Experiencing Homelessness: Waiver of threshold requirement for 15% homeles units due to existing income restrictions on the property. Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Searfoss Development, LLC due to timing of company establishment.
Charles			
Eagle Point Apartments	2970 Old Washington Road, Waldorf, MD 20601	Pax Development, LLC	Section 3.7.1 General Terms: Waiver to assume an existing RHPP loan per the guidance established in Multifamily Notice 25-7. Section 3.13.1 Criteria Applicable to All Projects: Waiver of Site Location requirements based on the low risk of flooding and the provided engineer's confirmation of low risk.
Frederick			
Brunswick House	1100 Peach Orchard Lane, Brunswick, MD 21716	Volunteers of America National Services	Section 5.1 Waivers - General: Waiver of the waiver deadline Section 3.5.3 Units for Persons Experiencing Homelessness: Waiver of threshold requirement for 15% homeles units due to 100% HAP contract on the property.
Howard			
Rideout Health	5817-5991 Harpers Farm Road, Columbia, MD 21044	Enterprise Community Development, Inc.	Section 3.1 Development Team Requirements: Waiver of threshold requirements of interim audited financial statements for Enterprise Community Development due to the timing of the fiscal year.
Montgomery			
Silver Spring United Methodist Church	8900 Georgia Avenue, Silver Spring, MD 20910	Enterprise Community Development, Inc.	Section 3.1 Development Team Requirements: Waiver of threshold requirements of interim audited financial statements for Enterprise Community Development due to the timing of the fiscal year.
St. Mary's			
Pax River Heights	46730 S. Shangri-La Drive, Lexington Park, MD 20653	Green Street Housing, LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements of interim audited financial statements for Green Street Housing, Guarantors, and the Housing Authority of St. Mary's County due to the timing of the fiscal year.

SPRING/SUMMER 2025 COMPETITIVE FUNDING ROUND - STATE BONUS POINTS AND WAIVERS

WAIVERS:			
Site Location and Address		Name of Applicant/Sponsor	Waivers Granted
Evergreen at Cedar Lane	South Intersection of Cedar Lane Road and Ellenborough Lane, Leonardtown, MD 20650	Green Street Housing, LLC	Section 3.13.1 Criteria Applicable to All Projects: Waiver of Site Location requirements based on the low risk of flooding and supportive documentation provided.
			Section 5.1 Waivers - General: Waiver of the waiver deadline
			Section 3.13.1 Criteria Applicable to All Projects: Waiver of Site Location requirements based on the low risk of flooding and supportive documentation provided.
			Section 5.1 Waivers - General: Waiver of the waiver deadline
Washington			
The Moller	403 N. Prospect Street, Hagerstown, MD 21740	Hagerstown Housing Authority	Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Delaware Valley Development Company, Glenn Worgan, George Beer, and the Housing Authority of the City of Hagerstown due to the timing of the fiscal year.
			Section 5.1 Waivers - General: Waiver of the waiver deadline