

Multifamily Housing Notice 25-7

April 8, 2025

To: Developers, Sponsors and Local Housing Contacts

From: Alvin Lawson, Director, Multifamily Operations

Re: **2025 Competitive Round Resources**
2025 Competitive Round FAQs
CDA Loan Assumption Policy

2025 Competitive Round Resources

During the Pre-Round information session, the Department announced several resources available for the 2025 competitive Round, including \$30,000 per unit, up to \$500,000 in LIHTC, and \$50,000 per unit, up to \$1,000,000 in Rental Housing Financing Program (RHFP) funds for projects applying through the Infill and Redevelopment Pool.

Additionally, applicants applying through the general 9% competitive round may request up to \$30,000 in LIHTC per unit, up to \$1.5 million, and up to \$2,000,000 in RHFP. For projects in the **general pool** that DHCD defines as Rural, which includes any area in Allegany, Caroline, Dorchester, Garrett, Kent, Somerset, Washington, Wicomico, or Worcester Counties that are not otherwise Community Development Block Grant (CDBG) entitlement communities or HOME Participating Jurisdictions, these projects may request an additional \$500,000 in HOME Funds.

Infill and Redevelopment Pool:

LIHTC - \$30,000 per unit up to \$500K

RHFP - \$50K per unit up to \$1M

General Pool:

LIHTC - \$30,000 per unit up to \$1.5M

RHFP - \$2M

Rural*:

LIHTC - \$30,000 per unit up to \$1.5M

RHFP - \$2M + up to \$500,000 HOME Funds**

* Rural - Any area in Allegany, Caroline, Dorchester, Garrett, Kent, Somerset, Washington, Wicomico, or Worcester Counties that are not otherwise Community Development Block Grant (CDBG) entitlement communities or HOME Participating Jurisdictions

** Projects requesting HOME funds must meet.

Finally, existing rental housing program funds will be counted towards DHCD's maximum RHFPs per project. Guidance on submitting waivers for these requirements is below.

CDA Loan Assumption Policy

Loan assumptions for existing DHCD loans are generally not allowed in the 9% Round because they count towards the total Rental Housing Financing Program (RHFP) fund limits. Projects competing in the Infill and Redevelopment Pool or projects under forty (40) units may request a waiver of this policy under Section 3.7.1 of the Guide. Waiver requests must be submitted by the round waiver deadline and include the following documentation for DHCD review:

- CDA form 202 for the proposed project
- Initial Regulatory Agreement
- A narrative including the following information:
 - Amount of loan(s)
 - Balance of loan(s)
 - Loan originally closed
 - Maturity date
 - Current AMI of units
 - Proposed AMI of units
 - Loan payoff or partial payoff amount(s)
 - Acquisition costs and any payoffs associated with the transaction

2025 Competitive Round FAQs

The Department thanks everyone for continued feedback; the reference material is available as Frequently Asked Questions (FAQs) in the [Multifamily Library](#) on the Department's website.

Additional FAQs may be added as questions are received. Please continue to check the website for updates.

If you have any questions, please email at alvin.lawson@maryland.gov.



MULTIFAMILY HOUSING UPDATES

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IMPORTANT NOTICE REGARDING EMAILING OF MULTIFAMILY NOTICES

Multifamily Housing issues periodic notices (such as the one above) to announce new initiatives, provide important news, announce funding round deadlines, significant application changes, bond program amendments, and other key dates and facts on our website and by email only. You can [subscribe to receive Multifamily Housing Notices](#) on DHCD's website.

Notices are posted to the [Multifamily Library](#) on DHCD's website.