

Multifamily Housing Notice 25-3

February 6, 2025

To: Developers, Sponsors and Local Housing Contacts

From: Alvin Lawson, Director, Multifamily Operations

Re: *2025 Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide (Guide) – Effective 1/23/25*
2025 Competition for LIHTCs and Rental Housing Funds: Round Deadline Pre-Round Information Session
Updated CDA Form 202 and Submission Packages
LIHTC Equity Raise-Up Rate
Interest Rate
Round Resources
Updated Construction Cost Limits

2025 Maryland Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide (Guide) – Effective 1/23/25

Governor Wes Moore has signed the 2025 Qualified Allocation Plan (QAP) and the Multifamily Rental Financing Program Guide (the “Guide”). The new QAP and Guide are effective as of January 23, 2025 and will govern all applications received on or after this date. The 2025 QAP may be accessed through the [Multifamily Library](#) on the Department’s website.

The new QAP and Guide reflect changes made in response to the comments received from a large number of stakeholders. We thank all of you for your participation throughout the process.

2025 Competition for LIHTCs and Rental Housing Funds: Round Deadline

Applications for the 2025 Competitive Funding Round are due by Friday, May 9, 2025 at 2:00 PM. DHCD requires one (1) electronic and one (1) hard copy of the application. Hard copy applications must be delivered to the mailroom on the ground floor of 7800 Harkins Road, Lanham, Maryland 20706. The 2025 Competitive Funding Round will be governed by the 2025 QAP and Guide, both of which are dated January 23, 2025 and available on the DHCD website.



MULTIFAMILY HOUSING UPDATES

Electronic submissions must be uploaded through DropBox. To streamline the submission process, DHCD has created the [Electronic Submission Package Request form](#) to request a DropBox folder for each project.

The electronic copy should be clearly tabbed so that a reviewer may easily find the necessary materials, and the files should not be scanned versions of the printed materials. CDA Form 202 must always be uploaded as an Excel document.

Note: All applications for DHCD multifamily financing must be submitted using the on-line version of the CDA Form 202 accessible via the DHCD Portal at www.dhcd.maryland.gov. To receive an account username and password for accessing the DHCD Portal, please email your request to dhcd.rentalhousing@maryland.gov.

Pre-Round Information Session

DHCD will hold a virtual Pre-Round Information Session on March 18, 2025 from 10 am – 12 pm via video conference. At this session, DHCD will discuss resources available for the Round, explain changes to the QAP and Guide or process, and provide an opportunity for questions and answers. Please email dhcd.qap@maryland.gov if you have any questions you would like addressed during the Information Session presentation.

You can join the pre-round information session using the [video call link](#) or call in using the information below:

PHONE: +1 516-888-6305

PIN: 349 614 904#

Updated CDA Form 202 and Submission Packages

A new CDA Form 202 and submission packages to reflect the new 2025 QAP and Guide will be posted in the [Multifamily Library](#) on the Department's website within the next two weeks. A Multifamily Notice will be sent out when the updated documents are posted.

LIHTC Equity Raise-Up Rate

The Tax Credit raise-up rate to be used in scoring the Leveraging Category (Section 4.5.1) will be \$0.90 cents.



MULTIFAMILY HOUSING UPDATES

Interest Rate

For the 2025 Competitive Round, applicants are still required to submit letters of intent, per section 3.6 of the Guide, but applications should assume a 6.5% interest rate for first-lien debt calculations, regardless of any quoted interest rate that may be indicated in the letter of intent.

Round Resources

Applicants may request up to \$2 million in Rental Housing Financing Program funds (RHFP), including Partnership Rental Housing Program funds (PRHP), per project.

Updated Construction Cost Limits

Per Section 4.5.3 of the Guide, Construction or Rehabilitation Costs, the applicable Maximum Construction Costs per Square Foot have been reviewed and remain the same. They are as follows:

Maximum Construction Cost per Gross Square Foot (February 2025)

Type of Building	New Construction	Rehabilitation
Cottage, Single Family, Semi-detached Dwellings, and Townhomes	\$271	\$277
Garden Apartments	\$227	\$173
Non-elevator Stacked Units and Elevator Buildings with 4 stories or less	\$246	\$202
Elevator Buildings of 5 or more stories	\$271	\$210

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

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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.



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dhcd.maryland.gov

Wes Moore, Governor
Aruna Miller, Lt. Governor