



## **UPLIFT New Construction or Rehabilitation Cost Limits**

Effective Date: 2/1/24

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DHCD's Single Family Production Program prescribes underwriting limits on construction costs per square foot to appropriately steward public resources. Cost limits are reviewed periodically and assessed against the Department's project experience along with various industry sources.

Waivers may be sought for unusual building requirements or site conditions where achieving public purpose justifies allowing additional costs. The adaptive reuse of historic buildings or the remediation and reuse of a brownfield site might qualify for waiver relief. A project's construction costs that exceed approved underwriting limits are not paid from DHCD loan resources.

Gut renovations are categorized as new construction. For the purpose of determining the per square foot cost, DHCD includes all on-site and off-site development and the total construction contract less any construction contingencies. This total is then divided by the gross square footage of all buildings being built or renovated. Buildings with parking structures or internal parking will be evaluated on a case-by-case basis.

The current construction costs per square foot are listed below:

<b>Type of Building</b>	<b>New Construction</b>	<b>Rehabilitation</b>
Cottage, Single Family, Semi-detached Dwellings, and Townhomes	\$190	\$195