HUD 221(d)(4) Construction-to-Perm — Condensed Checklist

Market-rate multifamily | Borrower-side path from fit to final endorsement

Program fit

- Use for new construction or substantial rehab; long process but strong non-recourse long-term debt.
- Pre-qualify sponsor/GC experience, site control, zoning/utility viability, and initial sizing constraints.

What must be ready before firm app

- Near-final plans/specs, HUD-compliant design/accessibility, construction contract with HUD mods, bonding/Davis-Bacon readiness.
- Third-party package: market study, appraisal, environmental (Phase I/II as needed), geotech, plan/cost reviews.

Firm application essentials

- SPE documents, sponsor financial/liquidity/net-worth support, APPS/2530, management/AFHMP, title/survey/zoning/approvals.
- Lender submits HUD forms + narratives + reserve/deficit analyses; expect punch-list cycle during HUD underwriting.

Critical success rules

- Treat timeline as 6–12+ month workflow; lock owner-by-owner checklist and date discipline.
- Resolve design/entitlement issues before firm app to avoid costly late-cycle resubmissions.
- Track all pre-closing conditions from Firm Commitment to avoid closing drift.

— Added by Russ Assistant, 2026-04-21