

Multifamily Housing Notice 26-1

January 15, 2026

To: Developers, Sponsors and Local Housing Contacts

From: Alvin Lawson, Director, Multifamily Operations

Re: 2026 Qualified Allocation Plan and Multifamily Rental Financing Program Guide Revision Update and Schedule for Listening Session; Updated Rental Housing Program Financing Tools, and Changes to Multifamily Bond Fee and Program Fee Schedules

2026 Qualified Allocation Plan and Multifamily Rental Financing Program Guide Revision Update and Schedule for Listening Session

The Department has released a draft revision of the Qualified Allocation Plan (the "QAP") and Multifamily Rental Financing Program Guide (the "Guide") for public comment. Beginning in the first week of February, the Department will hold a series of Virtual Listening Sessions to provide an overview of the last Round, solicit additional comments, and engage in a dialogue regarding revisions to the Qualified Allocation Plan and Multifamily Rental Financing Program Guide.

As drafted, the Qualified Allocation Plan would guide more than \$300 million in housing development investments through two application periods in 2026 by incentivizing project readiness and mixed-income housing, while also increasing the federal tax credit amount per project for larger communities.

Below are the dates and times of the Virtual Listening Sessions. Please feel free to attend as many of the meetings as you wish.

Tuesday, February 3rd at 10 AM

[Video call link](#)

PHONE: +1 413-351-4037

PIN: 434 514 218#

Wednesday, February 4th at 12 PM

[Video call link](#)

PHONE: +1 843-779-9672

PIN: 511 027 150#

Thursday, February 5th at 6 PM

[Video call link](#)

PHONE: +1 614-881-0057

PIN: 396 939 869#

We look forward to continued input from our stakeholders as this process continues. Please feel free to provide us with your comments and input on this draft of the QAP and Guide. **Comments on these draft documents are due by no later than Monday, February 16, 2026.** To assist with this effort, a dedicated email has been created to which you may submit your comments:

dhcd.qap@maryland.gov

Updated Rental Housing Program Financing Tools, and Changes to Multifamily Bond Fee and Program Fee Schedules

Additionally, DHCD updated the Rental Housing Works and Rental Housing Financing Programs to provide greater flexibility and meet the various needs of communities to create and preserve affordable housing.

DHCD also updated the Multifamily Bond Program (MBP) and Multifamily Program Fees schedules, effective 2/1/2026. Applicants/Developers who haven't been approved through the Department's loan committee by 2/1/26 will be required to follow the updated fee schedules. The updated Rental Housing product summary/description and Program Fees Charts can be found on DHCD's website at:

[**CDA Rental Housing Program Loan Term Summary**](#)

[**DHCD Multifamily Program Fees**](#)

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