

Multifamily Housing Notice 26-5

April 14, 2026

To: Developers, Sponsors and Local Housing Contacts

From: Alvin Lawson, Director, Multifamily Operations

Re: *2026 Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide (Guide) – Effective 4/8/26*
2026 Competitions for LIHTCs and Rental Housing Funds: Round Deadlines
Pre-Round Information Session
LIHTC Equity Raise-Up Rate
Interest Rate
Round Resources
Updated CDA Form 202 and Submission Packages
Updated Construction Cost Limits

2026 Maryland Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide (Guide) – Effective 4/8/26

Governor Wes Moore has signed the 2026 Qualified Allocation Plan (QAP) and the Multifamily Rental Financing Program Guide (the “Guide”). The new QAP and Guide are effective as of April 8, 2026 and will govern all applications received on or after this date. The 2026 QAP may be accessed through the [Multifamily Library](#) on the Department’s website.

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

2026 Competitions for LIHTCs and Rental Housing Funds: Round Deadlines

DHCD will conduct two (2) Competitive Funding Rounds in 2026:

- Applications for the first 2026 Competitive Funding Round are due by Wednesday, July 15, 2026 at 12:00 PM.
- Applications for the second 2026 Competitive Funding Round are due by Wednesday, October 21, 2026 at 12:00 PM. Additionally, for the second round, DHCD will waive 3.14 Additional Criteria Applicable to the Competitive Funding Round, in connection



MULTIFAMILY HOUSING UPDATES

with the requirement that all projects competing in the general pool achieve at least two (2) points under Section 4.7 Housing Starts Now.

DHCD requires one (1) complete electronic application, including attachments and exhibits, to be submitted through [Procorem](#). The 2026 Competitive Funding Rounds will be governed by the 2026 QAP and Guide, dated April 8, 2026 and available on the DHCD website.

To streamline the submission process, DHCD has created the [Electronic Submission Package Request form](#) to request a WorkCenter in Procorem for each project.

Documents must be uploaded individually in the corresponding folder and clearly named. Large PDFs containing multiple documents will not be accepted. The files may not be scanned copies of printed materials, except for wet signatures on certifications. 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. DHCD reserves the right to require printed copies of the application upon request.

Pre-Round Information Session

DHCD will hold a virtual Pre-Round Information Session on Thursday, May 28, 2026 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: +1 559-931-1433

PIN: 697 773 113#

2026 Round 1 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 \$0.84.

2026 Round 1 Interest Rate Assumptions



MULTIFAMILY HOUSING UPDATES

For the 2026 Competitive Round 1, applicants are still required to submit letters of intent, per section 3.6 of the Guide, but applications should assume a 6.9% interest rate for first-lien debt calculations, regardless of any quoted interest rate that may be indicated in the letter of intent.

2026 Round 1 Resources

Applicants may request up to \$2.5 million in Rental Housing Financing Program (RHFP) funds, including Partnership Rental Housing Program (PRHP) funds, per project.

Updated CDA Form 202 and Submission Packages

A new Application Submission Package to reflect the new 2026 QAP and Guide is posted in the [Multifamily Library](#) on the Department’s website. The CDA Form 202 will be posted by close of business on April 15, 2026 for a two-week window for review and feedback. Please send any identified issues to dhcd.qap@maryland.gov by April 29, 2026. Once all feedback is received, CDA will release the final Form 202, which must be used for all projects applying for the competitive funding round. A multifamily notice will be sent out when the final version is posted.

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

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.

###



7800 Harkins Road • Lanham, MD • 20706
dhcd.maryland.gov

Wes Moore, Governor
Aruna Miller, Lt. Governor



MULTIFAMILY HOUSING UPDATES

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.