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Maryland
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

Pre-Round Information Session for the 2026 Fall/Winter Competitive Funding Round

Deadline: Wednesday, October 21, 2026 at 12 PM

Great Places **WIN**



Purpose of Today's Meeting

- Provide information about:
 - Resources available for the Round
 - Application and Administrative Processes
 - Threshold and Scoring Items
- Provide opportunity for questions and answers

Pre-Application Meetings

- Pre-Application meetings are *optional*, except for Infill and Redevelopment Pool Applicants
- Opportunity to receive feedback on proposed project specifics
- To submit a meeting request, use the [Pre-Application Meeting Request Form](#) in the [Multifamily Library](#) on the DHCD website
- Meetings will generally be scheduled for 30 minutes

Application Submission

- **Applications are due by 12 PM on Wednesday, October 21, 2026**
- **MUST** use Application Submission Kit and CDA Form 202 dated September 2026
- Applications must be submitted via Procorem WorkCenter
- Application fee of \$5,000 for each project must be submitted (under separate cover) at the same time as or before application submission to **Community Development Administration, Post Office Box 2524, Landover Hills, MD 20784**

Incomplete applications will not be considered.

Application Submission, continued

- Submit a full electronic application through Procorem
- Complete the [Electronic Application Request form](#) in the [Multifamily Library](#) on the DHCD website to request a Procorem WorkCenter for each project
- 202s must be uploaded as Excel files
- All documents must be uploaded prior to the application deadline
- No documents will be accepted after Wednesday, October 21, 2026 at 12 PM

Procorem

- File Naming Convention - Document Name_PROJECT NAME_MMDDYYYY
- Documents must be uploaded individually in the corresponding folder
- Large PDFs containing multiple documents will not be accepted
- All WorkCenter tasks must be completed prior to the deadline
- A completed task indicates that the required documents have been uploaded

Financial Statements

- Required Statements - 2023, 2024, & 2025 plus interim statement through the first two quarters of 2026.
- **Audited or reviewed** financial statements are required for 2025 for guarantors and developers/sponsors with twenty-five (25) percent or greater ownership. Compiled financial statements are acceptable for subsequent years.
- **Compiled** financial statements prepared by an independent CPA are acceptable for developers/sponsors with less than twenty-five (25) percent ownership.
- Financial statements must include calculations of **total assets, total liabilities, current assets, and current liabilities**

Application & Administrative Information

Waivers:

- In accordance with Section 5 of the Guide, waiver requests with corresponding documentation must be submitted *in writing* to the Director of Multifamily Housing via the [Waiver Request Form](#) in the [Multifamily Library](#) on the DHCD website
- Submit no later than **30 days** in advance of Round deadline
 - (i.e., by **Monday, September 21, 2026**)
- Applies only to Rental Housing Financing Program and State-imposed criteria for LIHTC and MBP
- Federal regulations affecting LIHTC, HOME and MBP may not be waived

2026 QAP And Guide – Overview

The QAP and Guide are used to review:

- Competitive Round Applications for 9% LIHTCs & RHFPs
- Bond Applications and 4% LIHTCs (non-competitive)

Basic Review Process:

- Threshold Review
- Scoring

E.3 State 30% Basis Boost

- In addition to family projects located within Communities of Opportunity and projects located in an ENOUGH Act census tract, projects located in a [Just Community Census Tract](#) that request competitive tax credits qualify for the State 30% Basis Boost without prior CDA approval

F.2 Infill and Redevelopment Pool

- LIHTC maximum award to \$500,000 per project
- No more than 25% interest in the general partner or managing member of the project owner of a project competing in the general pool
- Minimum total score of one hundred forty-five (145) points, including at least ten (10) points within the Developer Financial Capacity category

F.3 Permanent Supportive Housing (PSH) Set-Aside

- Up to \$3 million of LIHTC to fund two (2) PSH projects.
- 30-50% of total units must be identified as PSH units (30% of AMI/supportive services).
- Commitment at application for project-based rental subsidy with a term of at least fifteen (15) years for the PSH units.
- Letter of support from CoC
- Supportive Services Plan
- Points for the number and percentage of PSH units

3.7 RHFP and RHW Loan Requirements - Updated Summaries

- Standard Surplus Cash Loan
- DHCD Flex Rate Loan
- Contingent Interest Surplus Cash Repayment Loan
- DHCD Minimum Required Payment Loan

3.8 LIHTC Award Limits

- \$30,000 per LIHTC-restricted unit up to \$1.5M; OR
- \$28,000 per LIHTC-restricted unit up to \$2M

3.9.8.3 Professional Fees - Developer's Fee

- Developer's Fee limited to \$2.5M per project
- Developers may request a waiver to earn up to \$3M for projects with 75+ units
- Twinning projects are limited to a total combined Developer's Fee of \$5M

3.13.1 Criteria Applicable to All Projects - Flood Zones

- Projects located in Zone C or Zone X (unshaded) do not need waiver request, but must include documentation provided by the project's engineer outlining the project's risk of flooding in their application.
- Waiver requests are required for the following:
 - Projects in Zone X (shaded) - either a flood mitigation plan or documentation provided by the project's engineer outlining the project's risk of flooding.
 - Projects within a 100-year floodplain - a flood mitigation plan must be provided.
 - Projects outside of the 100-year floodplain but within the 500-year floodplain - either a flood mitigation plan or documentation provided by the project's engineer outlining the project's risk of flooding must be included.

3.14 Additional Criteria Applicable Only to the Competitive Funding Round

- This requirement is waived for the Fall/Winter 2026 Competitive Round
- Waivers are not required for projects that do not meet the Housing Starts Now criteria

4.1.4 Nonprofits, Public Housing Authorities, and Local Small Businesses

- Local Small Businesses must certify that they:
 - Are headquartered in Maryland with fewer than 500 employees;
 - Fit the Small Business Administration's definition of a small business; and
 - Demonstrate a community focus (locally-owned, invested, controlled, serving a specific area)
- Local Small Businesses are NOT eligible for points under Category 1

4.4.5 Mixed Income Housing (10 maximum points)

- $(\# \text{ of Market Rate Units} \div \# \text{ of Affordable Units}) \times 10 \text{ points} = \text{Points Awarded}$
- Final scores will be rounded to the nearest one-hundredth (1/100) of a point

4.4.6 Policy Incentives (4 maximum points)

- Two (2) points will be awarded to projects with 75+ units, including twinned projects, that meet DHCD's Housing Starts Now requirements under Section 4.7.

4.6.2 Energy Efficiency Policy Incentives (6 maximum points)

- Removed points for Zero Energy Ready Homes Certification

4.6.4 Lovable Places (4 maximum points)

- Four (4) points for project includes a LIHTC-eligible community service facility under §42(d)(4)(C) that supports either:
 - Child care services regulated by the Maryland State Department of Education (MSDE), Division of Early Childhood, Office of Child Care (OCC).
 - The development of a public library in partnership with one of Maryland's City or County Public Library systems or operated by a library system funded by the Maryland State Library Agency; or
 - The development, stabilization, and expansion of retail space that provides fresh food

4.7 Housing Starts Now (10 maximum points)

- Projects must include milestones and projected closing dates within one (1) year of the award date
- Awarded applicants who don't meet the designated timelines without an approved extension from DHCD will have funds rescinded.

4.7 Housing Starts Now (10 maximum points), continued

- Ten (10) Points - New Construction/Adaptive Reuse projects with full site plan approval
- Six (6) Points - New Construction/Adaptive Reuse projects with preliminary site plan approval
- Four (4) Points - New Construction/Adaptive Reuse projects zoned for the intended use
- Two (2) Points - Acquisition/Rehabilitation (unrestricted or maturing LIHTC asset placed in service a minimum of 25-years from the date of application) projects zoned for the intended use

Resources Available Per Project

Infill and Redevelopment Pool:

LIHTC - \$500,000

RHFP - \$50,000 per unit up to \$1M

General Pool:

LIHTC - \$30,000 per unit up to \$1.5M OR \$28,000 per unit up to \$2M

RHFP (including PRHP) - \$2.5M

ROUND DEADLINE: October 21, 2026

QUESTIONS?

dhcd.qap@maryland.gov