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Prince George's County Department of Housing & Community Development

Notice of Funding Availability

Multifamily Rental Housing

January 2026

- HOME Investment Partnership
- Housing Investment Trust Fund
- Payment in Lieu of Taxes

Public Notice to Owners and Developers



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www.princegeorgescountymd.gov/departments-offices/housing-community-development



Prince George's County
Department of Housing & Community Development
January 26, 2026
Notice of Funding Availability (NOFA)
Multifamily Rental Housing

INTRODUCTION

The Prince George's County Department of Housing & Community Development ("DHCD") is pleased to announce the 2026 NOFA funding round (the "2026 NOFA") for housing and community development projects.

Prince George's County is a diverse, transit-rich jurisdiction experiencing significant public and private investment. As growth accelerates, particularly along major transit corridors, the County remains committed to ensuring that affordable housing is produced and preserved in a manner that promotes community stability, economic mobility, and equitable development.

DHCD advances this mission through strategic investments, public-private partnerships, and alignment with state and federal housing resources. DHCD's approach emphasizes both the production of new affordable multifamily housing and the preservation of existing affordable and naturally occurring affordable housing ("NOAH"), recognizing that long-term affordability is essential to preventing displacement and sustaining inclusive communities.

Consistent with the County's long-term economic development strategy, Prince George's County has committed to the production and preservation of approximately 10,000 affordable housing units by 2030. This goal reflects the County's understanding that preservation is as critical as new construction—particularly in high-opportunity, transit-accessible areas experiencing reinvestment and rising housing costs.

The 2026 NOFA serves as a key implementation tool for advancing these objectives. Through this funding round, DHCD seeks to support high-quality multifamily rental housing developments that leverage external financing, including Low Income Housing Tax Credits, and deliver durable affordability for low- and moderate-income households.

This NOFA also advances the County Executive's priorities, including:

- Equitable Communities, by expanding access to affordable housing and supportive services;
- Economic Growth and Development, by promoting workforce housing, mixed-income communities, and participation by County-based and locally owned businesses;
- Transportation and Infrastructure, by prioritizing housing investments near Metrorail stations and major transit corridors;
- Environmental Sustainability, through energy-efficient, resilient, and sustainable design; and

- Collaborative Government, by fostering partnerships with developers, community stakeholders, and public agencies.

Through the 2026 NOFA, DHCD invites experienced, mission-aligned development partners to help deliver affordable housing that strengthens neighborhoods, expands opportunity, and supports inclusive growth through 2030 and beyond.

The following requests will be considered during this funding round to support the acquisition/rehabilitation or new construction of affordable multifamily rental housing:

- HOME Investment Partnerships Program (“HOME”) or County Housing Investment Trust Fund (“HITF”) loans in an amount up to \$2,500,000 per project in conjunction with the 2026 applications to the State of Maryland for projects seeking Low Income Housing Tax Credits (“LIHTC”).
- DHCD will prioritize projects seeking 9% LIHTC but will consider making awards to projects seeking 4% LIHTC based on funding priorities and available resources.
- Payment in lieu of Taxes (“PILOTs”) requests will be reviewed on a project-by-project basis based on financial viability. If requesting a PILOT, the attached PILOT Analysis Workbook must be submitted with the application request.
- DHCD will determine the appropriate source of County funding for each project based on a variety of factors, including resource availability and policy priorities.

PRE-PROPOSAL CONFERENCE

DHCD will hold a virtual pre-proposal conference on February 11, 2026, at 11am EST. To take part in the pre-proposal conference, please send an email to kkjones@co.pg.md.us to RSVP to receive a link to the conference.

The purpose of the pre-proposal conference is to present an overview of the NOFA process and requirements for working with funding sources and to answer questions. Please be advised that questions must be limited to the NOFA requirements.

APPLICATION DEADLINE AND REQUIREMENTS

The schedule for the 2026 NOFA is:

NOFA posted to the web:	January 26, 2026
Pre-proposal conference:	February 11, 2026
Application submission deadline:	March 31, 2026
Applicants notified of decisions:	April 30, 2026

Disclaimers

DHCD, in its sole discretion, reserves the right to modify the above dates.

All documents submitted as part of this application are considered public records and will be made available to the public upon request, with the exception of personal financial statements, private corporate financial statements, and other confidential commercial information. DHCD reserves the right to post summary information about all submissions, including those awarded financial or programmatic support.

SUBMISSION REQUIREMENTS

For the 2026 NOFA, the following documentation must be submitted:

1. [Form 202](#) (in Excel format, with all worksheets completed) of the Maryland Department of Housing and Community Development’s “[Application Submission Package](#)”, which can be found in the [Multifamily Housing Development Document Library](#).
2. The following Exhibits to the Maryland Department of Housing and Community Development’s “[Application Submission Package](#)” which can be found in the [Multifamily Housing Development Document Library](#).
 - i. Applicant Self Scoring table
 - ii. Exhibit A: Project Information
 - Part 3: Other Project Financing
 - iii. Exhibit B: Site Information,
 - Part 1: Site Map and Photographs
 - Part 5: Site Control
 - iv. Exhibit C: Development Team Information (all sections)
 - v. Exhibit D: Financial Statements of Developers, Owners, and Guarantors (all sections)
 - vi. Exhibit E: Construction Information
 - E.1 Form 212
 - E.1 Building Evaluation Report only.
 - Attach available renderings and elevations
3. PGC DHCD Supplemental Application (Attached)
4. PGC DHCD PILOT Analysis Workbook (Attached)
5. The application requires a certification that all proposed projects will meet all applicable Federal, State of Maryland, and Prince George’s County program regulations and requirements, including but not limited to:
 - i. [Federal Section 3 rules](#) (Regulations available at 24 CFR 135). Requirements include:
 - a. Prioritizing efforts to engage Section 3 workers by:
 - Offering employment and training opportunities to Section 3 workers; and
 - Making contract awards to contractors and subcontractors that provide economic opportunities for Section 3 workers.

- b. Meeting or exceeding the applicable Section 3 Benchmarks established by HUD and Prince George’s County. Minimum performance requirements for all projects include:
 - Twenty-five percent (25%) of the total number of labor hours worked by all workers on a Section 3 project are Section 3 workers; and
 - Five percent (5%) of the total number of labor hours worked by all workers on a Section 3 project are Targeted Section 3 workers. This means that the five percent (5%) is included as part of the twenty-five percent (25%) threshold.
- ii. Prince George’s County’s Local Hiring Requirements
 - a. The project must comply with the requirements and participation goals of the County’s Diversity and Equity Policy for Publicly Subsidized Development Projects (the “Policy”). The Policy and associated requirements and goals are detailed in Section 10-335 of the Prince George’s County Code (the “Code”) and are as follows:
 - At least thirty percent (30%) of the Development Costs for Construction (including the design, demolition/site work, and building stages) of the County-Subsidized Project shall be paid to County-Based Small Businesses (“CBSB”) and/or Locally Owned and Operated Businesses (“LOB”), including at least twenty percent (20%) of design costs if applicable. In this Section, “design” includes architectural, engineering, and design work, excluding in-house design costs.
 - Use Best Efforts to achieve at least twenty-five percent (25%) of the Development Costs for Construction (including the design, demolition/site work and building stages) of the County-Subsidized Project shall be paid to County-Based Minority Business Enterprises. As a minimum, the Developer shall demonstrate its Best Efforts, as defined above, to meet this Goal.
 - The General Contractor Team for the Project shall include one or more businesses that are County-Based Minority Business Enterprises (“CMBE”) and/or Locally-Owned and Operated Businesses (“LOB”).
 - As applicable, the Construction services (including the design, demolition/site work, and building stages) for at least twenty-five percent (25%) of the total work hours on the Project shall be worked by County Residents, including at least twenty percent (20%) of the total work hours of workers in the specialty trades (defined as “specialty trade contractors” in the North American Industry Classification System (“NAICS”) being worked by County Residents.

The Code requires the approval of a Supplier Diversity and Equity Plan by the County. Additional information regarding the Policy is available on the [NOFA website](#).

For additional information regarding the hiring requirements of Section 3, local hiring, and business engagement requirements of Prince George’s County, and hiring resources, the following links are available:

- [Section 3 Resource Hub](#)
- [Prince George’s County Section 3 Action Plan FY 2026-2030](#)
- [Supplier Development & Diversity Directory](#)

Applicants must submit one (1) COMPLETE electronic submittal. Please send an email to Karan Stewart at kastewart@co.pg.md.us to request access to submit the application. Access will then be provided to a OneDrive folder where the electronic submittal must be uploaded. Form 202 and the PGC DHCD PILOT Analysis Workbook must be submitted in Excel format. Exhibits A–E and the PGC DHCD Supplemental Application must be submitted as separate, individually labeled PDF documents. The Applicant Self Scoring Table and Exhibits from the Application Submission Package of the Maryland Department of Housing and Community Development must be submitted as separately labeled individual PDF documents. The Excel version of the PILOT Analysis Workbook will be uploaded to your OneDrive folder along with a WORD version of the County’s Supplemental Application.

Questions regarding the NOFA can be submitted by email to pawilson@co.pg.md.us through March 24, 2026.

UNDERWRITING GUIDELINES

1. Applicants may request up to \$ 2,500,000 per project in HOME Investment Partnerships Program or Housing Investment Trust funds. Funds may only be awarded to projects that demonstrate a gap in financing and a need for additional sources. DHCD will make the final determination as to the source(s) for any project selected for an award.
2. Applicants may request a PILOT. The PILOT payment can provide a maximum of \$600 of tax relief per affordable unit.
3. Applicants may request a combination of some, or all of the resources itemized above in sections 1 and 2.
4. Any project awarded HOME funds will be required to meet all federal rules and regulations, which include Neighborhood and Site Selection standards. These are found at 24 CFR Part 92 Section 202 (A)(B). These standards are required under federal regulations and limit the areas in which HOME funds can be placed.
 - DHCD shall make the final determination that the site meets HOME requirements.

CONDITIONAL AWARDS

DHCD will review applications and match them up to the County’s priorities and determine which projects will receive conditional Letters of Intent (“LOIs”). DHCD will prioritize projects seeking 9% Low Income Housing Tax Credits (“LIHTC”) but will also consider making awards to projects seeking 4% LIHTCs based on funding priorities and available resources.

FUNDING PRIORITIES

The award of HOME or HITF Program funding and PILOTs will be guided by the following set of priorities:

1. New construction of workforce/affordable housing with mixed-use component(s) (i.e. ground-floor retail) within one-mile of any WMATA Metrorail Station in Prince George’s County.



2. Preservation of workforce/affordable housing within one-mile of any WMATA Metrorail Station in Prince George's County.
3. Projects delivering units affordable to households earning 50% AMI and below. Projects that provide permanent support housing.
4. Conformance with housing priorities and guidance in the [Prince George's County's 2035: Adopted General Plan](#).
5. Mixed-income affordable/workforce housing; and
6. Affordable/workforce housing that includes sustainable design, energy efficiency, and green design standards.

DHCD reserves the right to suspend, amend, or modify the provisions of this NOFA. DHCD additionally reserves the right to waive any or all the requirements or limitations herein, to reject all proposals, to negotiate modifications of proposals, or to award less than the full amount of the funding available, all in its sole discretion.

All conditional awards of funding and project support will be made at the sole discretion of DHCD.

Prince Georges County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Governments payment decisions for purposes of Section 3729(b)(4) of Title 31, United States Code. In addition, Prince Georges County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

By Authority of:
Jonathan Butler, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
Date: January 29, 2026