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Maryland

DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

DHCD Housing Innovation Pilot Program (HIPP) Information Session

March 11, 2026

Great Places **WIN**



Purpose of Today's Meeting

- Provide information about:
 - Program overview
 - Available resources
 - Application and Administrative Processes
- Provide opportunity for questions and answers

Housing Innovation Pilot Program: Overview

- Provide funds for PHAs and county governments to increase the volume of mixed-income, cross-subsidized housing production
- Reward counties pursuing innovative solutions to the problem of housing scarcity

Funding Allocations

- \$5 million total is available for FY 2026
- DHCD will select up to 3 projects to receive assistance from the program - only 1 award per jurisdiction
- Projects can request up to \$2.5m; project awards may be adjusted due to resource availability

Funding Details

- Fund may only be used to provide low- or no-interest loans to local housing authorities or to county governments partnering with housing developers
- May be used for projects where a county, with a local housing authority or housing developer, acquire existing private sector housing
- Funds will only be provided to a County or PHA

Qualifying Sponsors

- Eligible sponsor entities:
 - **Public housing authorities;**
 - **County governments** partnering with a housing developer; or
 - **County governments**, in conjunction with a PHA or developer, to acquire existing housing
- Eligible sponsors must have an ownership interest in the project's ownership entity, as demonstrated by an organizational chart and/or partnership agreement.

Qualifying Projects

- Eligible projects:
 - Acquisition of land/new construction;
 - Existing property with major rehabilitation; or
 - Existing multifamily properties with no major rehabilitation
- Provide new housing in which:
 - At least 20% of the units are set aside for 50% AMI households; or
 - At least 40% of the units are set aside for 60% AMI households

Application & Administrative Information

- Applications are due to DHCD by Noon on May 18, 2026
- NEW this year; one step application process
- Application fee of \$2,500 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 & Administrative Information - Submission

- **MUST** use HIPP Application Submission Kit and CDA Form 202 dated March 2025
- Submit a full electronic application through [Procorem](#)
- All documents must be uploaded prior to the application deadline
- No materials will be accepted after the application deadline

Application & Administrative Information - Waivers

- Waiver requests 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 **15 days** in advance of HIPP application deadline. Waiver requests will be accepted through **Monday, May 4, 2026**

Scoring Criteria – Project Readiness

- Project Readiness (up to 6 points)
 - Housing ready for occupancy now (if acquisition only) (6 points) OR
 - Project is fully zoned and the preliminary site plan is approved or is fully entitled, with milestones and projected closing dates within one (1) year of award selection date (if acq/rehab or new construction) (4 points) OR
 - Project is fully zoned, with milestones and projected closing dates within two (2) years of award selection date (if acq/rehab or new construction) (2 points)

Scoring Criteria - Location

- Location (up to 6 points)
 - Within $\frac{3}{4}$ of a mile from rail station (2 points);
 - Within an [ENOUGH Act census tract](#) or [Just Community designation](#) (2 points);
 - Within a [Community of Opportunity](#) (2 points)

Scoring Criteria - Preferences

- Preferences (16 points)
 - Project does not use low-income housing tax credit (LIHTC) equity or tax-exempt volume cap;
 - Specified affordable set-asides remains restricted at elected levels for at least 99 years;
 - Project remains in public ownership; **AND**
 - Project includes a commitment to prevailing wage requirements.

Must meet all criteria listed above

Scoring Criteria - Innovation

- Innovation (10 points)
 - Projects will be scored based on the number of total units and pursuit of innovative solutions to addressing housing scarcity. Project narratives must describe how the project will increase the volume of housing production or preserve existing affordable units through the utilization of innovative solutions.

Scoring Criteria - Affordability

- Affordability (up to 12 points)
 - Affordability over threshold requirement
 - 10% over required affordability (2 points)
 - 15% over required affordability (4 points)
 - 20% over required affordability (6 points)
 - Length of time of affordability
 - 15 years (2 points)
 - 30 years (4 points)
 - 40 years (6 points)

Scoring Criteria - Capacity

- Developer/Owner/Partner Capacity (up to 16 points)
 - Projects will score for development team capacity based on two scenarios:
 - New construction or Substantial Rehabilitation OR
 - Purchase of existing property with no substantial rehabilitation

Questions?

**APPLICATION DEADLINE:
Noon on May 18, 2026**

[HIPP Webpage](#)

Contact: dhcd.cda@maryland.gov