



Multifamily Housing Notice 15-11

To: Developers, Sponsors and Local Housing Contacts

From: Elaine Cornick, Director, Multifamily Housing

Re: ***2016 Qualified Allocation Plan and Multifamily Rental Financing Program Guide Revision -- Update and Schedule for Regional Meetings in December***

Date: November 12, 2015

The Maryland Department of Housing and Community Development has initiated the process to revise the Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide (Guide). This notice is an update about our progress to date and upcoming events and opportunities for you to provide feedback to this ongoing process. It is the intention of the Department to have a transparent and open process regarding the changes to the Qualified Allocation Plan and Multifamily Rental Financing Program Guide.

Since the creation of the LIHTC program in 1986, the Department has benefited greatly from the input and participation of our partners, with the end result being the production of thousands of quality affordable rental homes for low-income households across the State. As the Department moves forward in revising the Qualified Allocation Plan and Multifamily Rental Financing Program Guide, we are committed to achieving a final product that balances many competing priorities and benefits from the collective expertise and experience of interested parties.

This notice, as well as other documents and resources associated with the revision of the Qualified Allocation Plan and Multifamily Rental Financing Program Guide will be posted to a dedicated website over the next several days, and I encourage you to visit this website as we continue through this process:

<http://dhcd.maryland.gov/HousingDevelopment/Pages/lihtc/qap2016.aspx>

Next Steps

I want to take a moment to provide some additional context as to how the stakeholder engagement has been undertaken so far, and where we are headed. In September, we issued an on-line Survey to gain input from a wide range of stakeholders. In October, the Department hosted four (4) stakeholder Community Cafes to solicit targeted input with the following groups: 1) Affordable Rental Housing Developers; 2) Lenders and Low Income Housing Tax Credit Investors; 3) Contractors and Architects; and 4) Advocates and Associations. Each Community Cafe utilized a facilitation process that raised a number of questions about programmatic policy and operational issues to spur dialogue and solicit input. The Community Cafés were very productive, and we will publish a synopsis of each meeting and results of the survey to the website above shortly.

Beginning in December, the Department will hold a series of Regional Meetings to provide an overview of feedback received to date, solicit additional comments from a broader group of stakeholders, as well as to engage in a dialogue regarding revisions to the Qualified Allocation Plan and Multifamily

Rental Financing Program Guide. Below are the dates and locations of the Regional Meetings. Please feel free to attend as many of the meetings as you wish.

Western Maryland: Monday, December 7, 2015, 11:00 am to 1:00 pm
Gateway Crossing Community Center
40 Elgin Boulevard, Hagerstown, Maryland 21740

Southern Maryland: Wednesday, December 9, 2015, 6:00 pm to 8:00 pm
Maryland Department of Housing and Community Development
7800 Harkins Road, Lanham, Maryland 20706

Central Maryland – South: Friday, December 11, 2015, 10:00 am to noon
Heritage Office Complex
2664 Riva Road, Independence Conference Room, Room 170
Annapolis, Maryland 21401

Eastern Shore: Monday, December 14, 2015, 11:00 am to 1: pm
Town of Denton
4 North Second Street, Denton, Maryland 21629

Central Maryland – North: Tuesday, December 15, 2015, 11:00am to 1:00 pm
Sollers Point Multi-Purpose Center
323 North Sollers Point Road, Dundalk, Maryland 21222

Following the Regional Meetings, it is our goal to issue to a draft Qualified Allocation Plan and Multifamily Rental Financing Program Guide for comment by the end of January 2016. It is the Department's goal to complete this process and adopt a new Qualified Allocation Plan and Multifamily Rental Financing Program Guide by spring 2016.

I encourage you to continue to participate as we move forward in this process. We have established a dedicated email address for the revision of the Qualified Allocation Plan and Multifamily Rental Financing Program Guide. The email address is dhcd.gap@Maryland.gov. Please submit your comments regarding your suggested revisions to this address. We value your input and want to assure you that all feedback we are receiving is being taken into consideration as we formulate our 2016 Qualified Allocation Plan and Multifamily Rental Financing Program Guide. If you have a questions please contact me at 301-429-7777 or Elaine.cornick@maryland.gov.

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.

We are migrating our email distribution of Notices to new software (Constant Contact). Over the next 60 days, we will be issuing Notices in our historical manner as well as via Constant Contact, so you may receive multiple emails from us during that time. Going forward, if you are not receiving the notices via Constant Contact, you should make sure you check your spam filter or re-subscribe by clicking on the button "Subscribe –Multifamily Housing Updates" at the following link:

<http://dhcd.maryland.gov/Website/Housing/BuildDevelop.aspx>

Notices are posted to the DHCD website at the following location:
<http://dhcd.maryland.gov/Website/Programs/lihtc/Default.aspx>