



## **Multifamily Housing Notice 15-12**

**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 – Agenda Information for Regional Meetings***

**Date:** December 3, 2015

The Maryland Department of Housing and Community Development is currently engaged in the process of revising the Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide (Guide). The QAP and Guide play a critical role in determining the allocation of public resources that support the development of affordable rental housing across the State of Maryland. It is the goal of the Department to have a transparent and open process regarding the changes to the QAP and Guide.

Last month, the Department issued Multifamily Notice 15-11 which provided dates, times and locations for a series of Regional Meetings. The Regional Meetings will provide an opportunity for Departmental staff 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 QAP and Guide.

**This Notice provides more detail regarding the agenda for the upcoming Regional Meetings.**

Most notably, the Regional Meetings will provide an opportunity for dialogue and early input on a number of key changes to the QAP and Guide that the Department is considering. The Agenda for all the Regional Meetings will be the same, so feel free to attend one, some or all of the meetings. Here is the overview of the Agenda:

- Summary of input received to date (DHCD staff; 5 minutes)
- Overview of applications received and projects that have been funded through the current QAP and Guide (DHCD staff; 10 minutes)
- Key changes being considered to the 2016 QAP and Guide (DHCD staff: 15 minutes)
- Input and Discussion (All; 90 minutes)

**Here is a summary of the key changes the Department is considering that will be discussed at the Regional Meetings:**

- A. Establish additional incentives for projects located in Communities of Opportunity:
  1. Provide either a 25% Set Aside or the 130% State Basis Boost for Tax Credits
  2. Provide additional flexibility in processing schedule after a funding reservation to allow more time to get deals approved through the local entitlement process
  3. Provide development fee boost above current limits

4. Allow for reimbursement with DHCD funds of higher acquisition costs (i.e. greater than appraised value) for land/buildings
  5. Allow for higher construction costs
- B. Adjust Community Context scoring category (Section 5.2 of the Guide) by adding points for projects not located in either Communities of Opportunity or Qualified Census Tracts.
  - C. Tighten up the definition of "concerted community revitalization plan" when awarding points under Section 5.2.1
  - D. Incentivize inter-generational housing
  - E. Remove Priority Project Categories
  - F. Remove Base Realignment Commission (BRAC) preferences
  - G. Eliminate/Modify preferences for projects located in Transit Oriented Developments
  - H. Decrease Site Control requirement from 360 days to 180 days
  - I. Remove 20% Site Work cost limitation
  - J. Provide list of applications received within 5 days of application deadline
  - K. Simplify financial statement requirements to decrease waiver requests
  - L. Eliminate preference for developments located in Brownfields
  - M. Adjust definitions of disability to include homeless
  - N. General simplification of Guide; separate out processing requirements into standalone document(s)
  - O. Adjust processing requirements to speed up processing from reservation to initial closing

The input we receive at the Regional Meetings will be carefully considered as the Department prepares its first draft of the QAP and Guide. It is the Department's goal to issue a draft QAP and Guide for comment by the end of January 2016, and adopt a new QAP and Guide by Spring 2016.

As a reminder, here is the schedule for the upcoming Regional Meetings:

**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

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](mailto: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 any questions please contact me at 301-429-7777 or [Elaine.cornick@maryland.gov](mailto:Elaine.cornick@maryland.gov).

This notice, as well as other documents and resources associated with the revision of the Qualified Allocation Plan and Multifamily Rental Financing Program Guide, are posted to a dedicated website. Please note, the Department has recently launched a new website, and this website address has been changed to:

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

I encourage you to visit this website as we continue through this process.

---

#### 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/HousingDevelopment/Pages/About.aspx>

Notices are posted to the DHCD website at the following location:

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