



Multifamily Housing Notice 16-10

July 12, 2016

To: Developers, Sponsors and Local Housing Contacts
From: Elaine Cornick, Director, Multifamily Housing
Re: **2016 Maryland Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide (Guide) – Final Draft for Public Hearing and Comment**

CY 2016 QAP and Guide Revision- Update

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 next steps.

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, and I encourage you to visit this website as we continue through this process:

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

Update:

Located on the Department's website (link above) are clean and blackline versions of the **Final Draft** of the QAP and Guide.

The final draft of the QAP and Guide incorporate changes based on comments received from interested parties in response to the 2nd draft issued on June 10, 2016. The final draft of the Guide involves substantive changes in two areas:

1. Transit Oriented Development: The 2nd draft contained a few unintended errors and has been re-written to reflect the original intent. (Section 4.3)
2. Construction or Rehabilitation Cost Incentives: Based on comments received this section is reverting to language in the previous Guide (2013) (Section 4.5.3)

In addition, non-substantive changes have been made throughout the QAP and Guide for clarity and continuity.

The Department will hold the Internal Revenue Code (IRC) mandated public hearing for the 2016 QAP and Guide on **July 27, 2016 from 6 pm – 8pm in DHCD's Main Conference Room, 7800 Harkins Road, Lanham, Maryland 20706**. Notice of this public hearing will be published in various newspapers throughout the State on July 13, 2016. Comments or notice of intent to present oral

comments at the public hearing should be sent electronically to dhcd.qap@maryland.gov **no later than 5:00 pm on July 26, 2016.**

Following the public hearing and the review of comments received, the Department will prepare the final QAP and Guide. The Department will make the final version available to the public at the same time it is forwarded to the Governor for signature.

We anticipate that the deadline for submission of applications for the next Competitive Round will be late October 2016. A firm date will be issued shortly. If you have any questions, please email me at elaine.cornick@maryland.gov or call me at 301-429-7777.

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. You can subscribe to receive Multifamily Housing Notices 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>