

The Department’s Proposed Changes to the Qualified Allocation Plan

Existing Section	Existing Language	Proposed Language	Action	Rationale
<p>F.2 Infill and Redevelopment Pool</p>	<p>“F.2 Infill and Redevelopment Pool In addition to the required Non-Profit Set-Aside, CDA will reserve up to \$1.5 million of competitively allocated LIHTC in each Competitive Funding Round to fund smaller projects and projects submitted by developers with relevant experience, but whose companies have been in operation for less than five (5) years.</p> <p>To be eligible for an allocation of LIHTC from the Infill and Redevelopment Pool, the project must comply with the following minimum criteria.</p> <ol style="list-style-type: none"> 1. The maximum amount of a competitive LIHTC reservation or allocation under this pool will be limited to no more than \$300,000 to any single project;...” 	<p>“F.2 Infill and Redevelopment Pool In addition to the required Non-Profit Set-Aside, CDA will reserve up to \$1.5 million of competitively allocated LIHTC in each Competitive Funding Round to fund smaller projects and projects submitted by developers with relevant experience, but whose companies have been in operation for less than five (5) years.</p> <p>To be eligible for an allocation of LIHTC from the Infill and Redevelopment Pool, the project must comply with the following minimum criteria.</p> <ol style="list-style-type: none"> 2. The maximum amount of a competitive LIHTC reservation or allocation under this pool will be limited to no more than \$500,000 to any single project;...” 	<p>Language updated.</p>	<p>Increases LIHTC limit to help generate greater investor interest.</p>

The Department’s Proposed Changes to the Multifamily Rental Financing Program Guide

Existing Section	Existing Language	Proposed Language	Action	Rationale
N/A	N/A	<p>“3.3.3 Tenant Selection Policies In addition to implementing AFHMPs, projects must ensure that their tenant selection policies do not unjustifiably exclude people from housing opportunities in discriminatory ways. Projects must certify at application that they will prepare, submit to DHCD for approval, and post in their leasing office and website a Tenant Selection Plan that describes all criteria that will be used in the decision-making process to screen and approve eligible applicants for tenancy. The Tenant Selection Plan must be specific so that a prospective applicant or third party may reasonably determine an applicant’s likelihood of acceptance to the property. The owner must provide access to the information for people with limited English proficiency and people with disabilities. The Tenant Selection Plan must use criteria that comply with the General Public Use requirement, the Fair Housing Act, and the threshold requirements of Section 3.3.2 Affirmative Fair Housing Marketing of the Multifamily Rental Financing Program Guide. Records outside of the scope of the Tenant Selection Plan should not be considered. The Tenant Selection Plan must include, at a minimum, the following provisions:</p> <ul style="list-style-type: none"> • Reasonable accommodation request process if the applicant has a disability; 	Language added.	Added language to reflect the policy outlined in the CDA Memo dated TBD.

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		<ul style="list-style-type: none"> • Description of how applications will be made available and accepted for processing; • How the waiting list will be maintained if a waiting list is part of the plan; • Prohibition of income and minimum credit score requirements for prospective tenants with Housing Choice Vouchers or similar rental assistance vouchers, including, but not limited to, VASH, Shelter Plus Care, Bridge Subsidy and Continuum of Care, or prospective tenants applying for units with project based vouchers; • Credit history, eviction history, and criminal record screening policies must be in accordance with the requirements listed in the memo dated TBD posted on the DHCD website; • Denial notification process that includes in writing, via mail or email, all reasons for the denial, including the specific standard(s) that the applicant did not meet. If an applicant fails multiple screening criteria, all of those criteria should be included in the denial letter. All records relied on should be attached, including any screening reports. Letters should also include instructions on how to submit an appeal within 14 days of receiving a denial letter, if a record is inaccurate, incomplete, or irrelevant; 		

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		<p>mitigating circumstances exist; or a reasonable accommodation for a disability is needed.</p> <p>Prior to closing DHCD will review the tenant selection plan to ensure it is in conformance with DHCD requirements and will reject any plan not in conformance. Additionally, projects must review and update their tenant selection plans at least every five (5) years or more frequently if required by DHCD. Failure to comply with an approved tenant selection plan will be subject to compliance action by DHCD.”</p>		
3.4 Tenant Services	N/A	<p>“...If an applicant indicated that they would achieve CORES designation for a project funded in a previous Round, they must submit either proof of CORES certification, partnership with a CORES certified 3rd party, or a copy of the Pre-Screen Approval from CORES to demonstrate that they have initiated the application process and believe that they meet the threshold requirements. If an application was funded in a previous Round and the applicant chose the CORES designation but did not achieve the designation or partner with a CORES certified 3rd party by initial closing, then they will need to provide proof of CORES certification or partnership with a CORES certified 3rd party with subsequent application(s) in order to satisfy the requirements in this category.”</p>	Language added.	Added requirement for previously funded projects that corresponds to guidance provided through Frequently Asked Questions in previous funding rounds.

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3.5.1 Uniform Federal Accessibility Standards Requirements	N/A	<p>“...In addition to meeting UFAS standards, UFAS units should have at least one roll-in shower, which should be located in a wheelchair-accessible bathroom.”</p>	Language added.	Updated UFAS requirements.
N/A	N/A	<p>“3.5.3 Permanent Supportive Housing All projects, regardless of the source of funds, must reserve a minimum of the greater of 5 units or 15% of the affordable units for persons experiencing chronic homelessness through permanent supportive housing (PSH). Projects must agree to provide notice of unit availability to and only accept tenant referrals from a designated state Continuum of Care (CoC), as evidenced by a memorandum of understanding or other formal written agreement submitted at the time of application. The MOU or written agreement must outline the relationship the project will have with the CoC regarding referral services, supportive services, and data sharing. If supportive services are being provided by other entities, the project must have formal agreements submitted at the time of application that identify the service provider(s) and outline the specific services to be provided.</p> <p>PSH units must be reserved for chronically homeless households for a period of not less than sixty (60) calendar days both at initial lease-up and upon turnover. The sixty (60) calendar day time period at lease-up will be measured from the date upon which the project achieves 80% occupancy and at turnover</p>	Language added.	Added threshold requirement for the creation of permanent supportive housing units.

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		<p>will be measured from the date the unit is determined ready for occupancy following move-out by the prior tenants and completion of any cleaning, repairs, or maintenance. If a project is unable to fill a unit with a PSH referral after the sixty (60) calendar day period, the unit may be leased to another household at the applicable AMI level -or below. The next available unit in the Project shall be marketed to the CoC until the project is in compliance with the required number of PSH units.</p> <p>All PSH units must have a commitment at the time of application for project-based rental subsidy with a term of at least fifteen (15) years for each PSH unit or other funding to ensure units are affordable. The rent subsidy or funding must cover the difference between 30% of the resident's income and the fair market rent for the unit. Project-based rental assistance may be provided by a local public housing authority, USDA, or other such project-based assistance.</p> <p>DHCD intends to establish a process for coordinating services and referrals for PSH units. When such a process is created by DHCD, applicants must agree to utilize the services for their PSH units.</p> <p>Applicants may request a waiver of this requirement if they meet any of the conditions listed below.</p> <ul style="list-style-type: none"> • 100% of the units are covered by a HAP contract; • If federal, state, or local rental subsidies are not available; 		

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		<ul style="list-style-type: none"> • If other federal, state, or local capital resources are not available to support PSH; or • If federal, state, or local resources are not available to cover supportive service costs. <p>Waiver requests should include evidence such as the HAP contract or written communication from federal, state, or local entities establishing that funds are not available to support PSH units.”</p>		
3.7.1 General Terms	“... <u>Maximum Awards</u> : Generally, the maximum RHFP may not exceed \$2 million, except as permitted in COMAR. RHW may not exceed \$3.5 million...”	“... <u>Maximum Awards</u> : Generally, the maximum per project loans for RHFP may not exceed \$2 million, except as permitted in COMAR, and RHW may not exceed \$3.5 million. DHCD will announce the maximum award limits for each competitive funding round through Multifamily Notice and post on DHCDs website approximately sixty (60) calendar days before the application deadline...”	Language changed.	Established that maximum award limits for state funds will be announced via Multifamily Notice prior to the Competitive Funding Round application deadline.
3.8 LIHTC Award Limits	“The maximum amount of a competitive LIHTC reservation or allocation competing in the general pool will be limited to no more than \$30,000 per income restricted up to \$1.5 million to any single project. Reservations and/or allocations may be split over two (2) or more calendar years...”	“The maximum amount of a competitive LIHTC reservation or allocation competing in the general pool will be limited to no more than \$30,000 per income restricted unit up to \$1.5 million to any single project. Reservations and/or allocations may be split over two (2) or more calendar years...”	Language added.	Corrected typo from previous version.

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3.9.3 Operating Expenses	“... Waivers may be requested for small projects of up to forty (40) units, projects with master-metered (i.e. project paid) utilities, or other unusual circumstances.”	“... Waivers may be requested for small projects of up to forty (40) units, projects with master-metered (i.e. project paid) utilities, permanent supportive housing with operating subsidy (ex. developer-funded supportive service reserve as detailed in Section 3.9.8.3 or developer equity), or other unusual circumstances.”	Language added.	Added language to allow PSH projects to request a waiver of the established operating expenses limit.
3.13.1 Criteria Applicable to All Projects	“...8. Internet – All projects must have the capacity for high-speed Internet in each unit or in a community space. Internet service provided in each unit may be the responsibility of the tenant. If service is to be provided in community spaces, the services provided must include any necessary computer hardware and software, as well as connections, and allow reasonable accommodation during evenings and weekends for tenant work and academic schedules...”	“...8. Internet – All projects must have the capacity for high-speed Internet in each unit. Internet service provided in each unit may be the responsibility of the tenant. Free internet access should be available to tenants in all designated indoor community spaces and Lovable Places amenities as detailed in Section 4.6.4...”	Language changed.	Changed language to require all units have access to high-speed internet.
3.13.1 Criteria Applicable to All Projects	“...22. Site Location – New Construction projects are not to be located in FEMA Flood Zone Areas, except zones C or X...”	“...22. Site Location – New Construction projects are not to be located in FEMA Flood Zone Areas. Projects located in zones C or X may submit a waiver request, which must be accompanied by a flood mitigation plan...”	Language changed.	Changed language to require flood mitigation plans for projects located in zones C or X.
3.13.1 Criteria Applicable to All Projects	N/A	“...28. Cabinetry - Cabinetry is required to be plywood box construction, the doors are solid wood, and the finishes and hardware are durable.”	Language added.	Moved requirement for sturdy cabinetry from scoring to threshold.

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<p>3.13.2 Additional Criteria Applicable Only to New Construction, Gut Rehabilitation, and Adaptive Re-use</p>	<p>“The project must meet visitability standards for at least 25% of its units.</p> <p>A unit is visitable when it meets three basic requirements:</p> <ul style="list-style-type: none"> • One zero-step entrance; • All doorways on main the floor have 32” of clear passage space; and • One bathroom on main floor that is accessible for wheelchairs. <p>The project must also incorporate the following universal design features in 25% of its units and common areas...”</p>	<p>“...The project must meet visitability standards and universal design features for at least 25% of its units and common areas.</p> <p>A unit is visitable when it meets three basic requirements:</p> <ul style="list-style-type: none"> • One zero-step entrance; • All doorways on main the floor have 32” of clear passage space; and • One bathroom on main floor that is accessible for wheelchairs. <p>The project must incorporate the following universal design features in its visitable units...”</p>	<p>Language updated.</p>	<p>Updated visitability and universal design requirements.</p>
<p>3.13.3 Additional Criteria Applicable to Only to Rehabilitation</p>	<p>“Additional Criteria Applicable Only to Rehabilitation</p> <p>All rehabilitation projects that do not meet the definition of gut rehabilitation and adaptive reuse as described in Section 3.13.2 shall follow all of the requirements outlined below and in Section 3.13.4...”</p>	<p>“Additional Criteria Applicable Only to Substantial Renovation</p> <p>All rehabilitation projects that do not meet the definition of gut rehabilitation and adaptive reuse as described in Section 3.13.2 shall follow all of the requirements outlined below and in Section 3.13.4 for substantial renovation...”</p>	<p>Language changed.</p>	<p>Updated section title and introduction to establish definition of substantial renovation.</p>

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3.13.3 Additional Criteria Applicable to Only to Rehabilitation	N/A	<p>“...12. Projects that are currently occupied must submit a relocation plan to DHCD in accordance with the memo dated 8/8/24 posted on the DHCD website.</p> <p>13. Rehabilitation projects are required to submit an inspection report and warranty for review by DHCD. Roof replacement will be required for all flat roofs with a remaining warranty of less than 7 years or pitched shingle roofs with less than 10 years warranty at the time of project construction start.”</p>	Language added	Added requirements for relocation plans and inspection report/warranty.
4.1.4 Nonprofits, Public Housing Authorities, and Minority/Disadvantaged Business Enterprises	“...To qualify for participation as an MBE/DBE, the applicable entity must have been certified as an MBE/DBE by either the Maryland Department of Transportation (MDOT) pursuant to the MBE/DBE programs or by a comparable certification program operated by a Maryland political jurisdiction...”	“...To qualify for participation as an MBE/DBE, the applicable entity must have been certified as an MBE/DBE by either the Maryland Department of Transportation (MDOT) pursuant to the MBE/DBE programs or by a comparable certification program operated by a Maryland county or the City of Baltimore...”	Language updated.	Language updated for clarification.
4.1.4 Nonprofits, Public Housing Authorities, and Minority/Disadvantaged Business Enterprises	<p>“...Category 2 (maximum of six points): Up to six (6) points will be awarded to a PHA, MBE/DBE, or a Community-Based NP if the entity has less than 50% but more than 10% interest in the general partner or managing member of the project owner as follows:</p> <ul style="list-style-type: none"> • 10.1-15% - 5 points • 15.1-25% - 5.5 points 	<p>“...Category 2 (maximum of six points): Up to six (6) points will be awarded to a PHA, MBE/DBE, or a Community-Based NP if the entity has less than or equal to 50% but more than 10% interest in the general partner or managing member of the project owner as follows:</p> <ul style="list-style-type: none"> • 10.1-15% - 5 points • 15.1-25% - 5.5 points 	Language updated.	Corrected scoring to allow for points for 50% ownership/

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	<ul style="list-style-type: none"> 25.1-49.9% - 6 points...” 	<ul style="list-style-type: none"> 25.1-50.9% - 6 points...” 		
4.1.4 Nonprofits, Public Housing Authorities, and Minority/Disadvantaged Business Enterprises	<p>“...Category 4 (maximum of eight points)...2. Two (2) points for each NP, PHA, or MBE/DBE entity that performs another important role with the goal of building its capacity to develop, manage, construct, design, or own affordable housing in the future. Examples include: (a) providing consulting or tenant services, (b) participating in the project in some other learning role, (c) performing as a joint venture partner with the contractor to perform some defined portion of the contractor role, or (d) entering into a joint venture or subcontracting with the architect to perform some defined portion of the design or supervision work...”</p>	<p>“...Category 4 (maximum of eight points)...2. Two (2) points for each NP, PHA, or MBE/DBE entity that performs another important role with the goal of building its capacity to develop, manage, construct, design, or own affordable housing in the future. Examples include: (a) participating in the project in a learning role, (b) performing as a joint venture partner with the contractor to perform some defined portion of the contractor role, or (c) entering into a joint venture or subcontracting with the architect to perform some defined portion of the design or supervision work....”</p>	Language updated.	Updated examples for capacity building.
4.3 Transit Oriented Development	<p>“...Eight (8) points to a project that is part of a MDOT-designated TOD. A list of MDOT-designated TODs is available at: https://www.mdot.maryland.gov/tso/pages/Index.aspx?PageId=37...”</p>	<p>“...Eight (8) points to a project that is part of a State of Maryland-designated TOD. A list of State of Maryland-designated TODs is available at: https://www.mdot.maryland.gov/tso/pages/Index.aspx?PageId=37...”</p>	Language updated.	Updated language to allow for legislative changes to TOD designating entities.

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4.4.1 Income Targeting	<p>“...A project will receive five (5) points if at least 10% of the income-restricted units in the project will be income-restricted at 30% of the area median gross income or below for the compliance period (including the extended use period). These points are available (a) if the project rent restricts those units at the 30% area median gross income level for the compliance period or (b) for units supported by the award of a project-based housing choice voucher contract (or a DHCD approved equivalent form of project-based assistance) with a term of fifteen (15) years or more. DHCD will consider project-based housing choice vouchers awarded through a recognized mobility program in awarding points in this section. At this time, DHCD is aware of one (1) such program being operated by the Baltimore Metropolitan Council. For initial lease-up, project-based voucher units will be considered 30% units for the purposes of income targeting...”</p>	<p>“...A project will receive five (5) points if at least 10% of the income-restricted units in the project will be income-restricted at 30% of the area median gross income or below for the compliance period (including the extended use period). These points are available (a) if the project rent restricts those units at the 30% area median gross income level for the compliance period or (b) for units supported by the award of a project-based housing choice voucher contract (or a DHCD approved equivalent form of project-based assistance) with a term of fifteen (15) years or more, regardless of the AMI level set for the project-based unit. DHCD will consider project-based housing choice vouchers awarded through a recognized mobility program in awarding points in this section. At this time, DHCD is aware of one (1) such program being operated by the Baltimore Metropolitan Council...”</p>	Language updated.	Updated language to clarify scoring for project-based voucher units.
4.4.2 Targeted Populations	<p>“...Set aside for a household that is headed by one of the following (projects must identify the percentage of units for each targeted population):</p> <ul style="list-style-type: none"> ○ PWDs; ○ Persons experiencing homelessness; ○ Youth aging out of foster care; 	<p>“...Set aside for a household that is headed by one of the following (projects must identify the percentage of units for each targeted population):</p> <ul style="list-style-type: none"> ○ PWDs; ○ Persons experiencing homelessness; ○ Permanent supportive housing with long-term rental subsidy and intensive case management; 	Language updated.	Updated language to provide greater clarification for PSH.

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	<ul style="list-style-type: none"> ○ Survivors of crimes, including domestic and/or intimate abuse, sexual assault, and sex trafficking; ○ Veterans; ○ Persons transitioning from a correctional facility or other State facility or institution; or ○ Persons recovering from substance abuse disorder. <p>...*Projects with more than 25% of the units for a targeted population will receive zero points in this category unless they meet the following exceptions: (i) Projects targeting at-risk veterans and their families under the Department of Veterans Affairs Enhanced Use Lease (EUL) Program may exceed the 25% target population limit and still qualify for 10 points; or (ii) Projects targeting persons experiencing homelessness through permanent supportive housing may still qualify for 10 points as long as the targeted units do not exceed 50% of the units.</p> <p>Applicants seeking points under this section for PWD must agree to provide notice of unit availability to and accept tenant referrals from MDH and MDOD. Applicants seeking points under</p>	<ul style="list-style-type: none"> ○ Youth aging out of foster care; ○ Survivors of crimes, including domestic and/or intimate abuse, sexual assault, and sex trafficking; ○ Veterans; ○ Persons transitioning from a correctional facility or other State facility or institution; or ○ Persons recovering from substance abuse disorder. <p>...*Projects with more than 25% of the affordable units for a targeted population will receive zero points in this category unless they meet the following exceptions: (i) Projects targeting at-risk veterans and their families under the Department of Veterans Affairs Enhanced Use Lease (EUL) Program may exceed the 25% target population limit and still qualify for 10 points; or (ii) Projects targeting permanent supportive housing with long-term rental subsidy and intensive case management may still qualify for 10 points as long as the targeted units do not exceed 50% of the total units.</p> <p>Applicants seeking points under this section for PWD must agree to provide notice of unit availability to and accept tenant referrals from MDH and MDOD.</p>		

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	<p>this section for a targeted population other than PWD must agree to provide notice of unit availability to and accept tenant referrals from the State CoCs or applicable agencies that regularly work with the targeted populations being served by the project, as evidenced by a memorandum of understanding or other formal written agreement...”</p>	<p>Applicants seeking points for persons experiencing homeless or persons experiencing chronic homelessness through permanent supportive housing must agree to provide notice of unit availability to and accept tenant referrals from a designated state Continuum of Care (CoC), as evidenced by a memorandum of understanding or other formal written agreement. Applicants seeking points under this section for a targeted population other than PWD or persons experiencing homelessness must agree to provide notice of unit availability to and accept tenant referrals from applicable agencies that regularly work with the targeted populations being served by the project, as evidenced by a memorandum of understanding or other formal written agreement...”</p>		
4.4.3 Family Housing	N/A	<p>“...For projects where up to 50% of the units are set-aside for persons experiencing homelessness through permanent supportive housing, the points earned under this section are based only on the general occupancy units using the chart above. The permanent supportive housing units will not be counted in the calculation...”</p>	Language added.	Added language to keep PSH projects from being penalized for creating 1 BR PSH units.

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4.4.4 Tenant Services	N/A	“...Applicants that have certified they will achieve CORES designation in a previously funded application should ensure they meet the requirements outlined in Section 3.4.”	Language added.	Added language that reflects guidance previously provided in frequently asked questions in prior competitive rounds.
4.4.5 Policy Incentives	N/A	“...Two (2) points will be awarded to projects being developed under a joint development effort with MDOT for state-owned land adjacent to transit. Points will only be awarded to projects that provide evidence of a MDOT master development agreement and development plan...”	Language added.	Added incentive points for TOD projects under joint development with MDOT.
4.6.3 Project Durability and Enhancements	“...Ceiling fans are provided in all bedrooms and at least one (1) living area. ...”	“...Ceiling fans are provided in all bedrooms and at least one (1) living area. All fans shall be equipped with a reverse setting to change blade direction...”	Language updated.	Clarified requirements for ceiling fans.
4.6.3 Project Durability and Enhancements	N/A	“...The kitchen countertop is solid surface with a ten (10) year minimum warranty...”	Language added.	Added requirement for solid countertops for greater durability.

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4.6.3 Project Durability and Enhancements	<p>“...For family projects, the cabinetry is plywood box construction, the doors are plywood or solid wood, and finishes and hardware are durable...”</p>	N/A	Language removed.	Language moved to a threshold.
4.6.4 Lovable Places	<p>“In addition to building durable, quality projects, DHCD believes that including community-centric features and amenities can transform projects into lovable places.</p> <p>These lovable places will include designs that promote and support walkability. A building must be oriented to streets and public spaces. Specifically, buildings in urban or similar districts should be placed at edges of streets and public spaces providing definition and bringing coherence to the environment, with building entrances on or next to sidewalks. Buildings must be organized to support public activity, with active uses (such as retail, lobbies, and event spaces) placed along pedestrian routes and secure, private places placed at site interiors, away from public streets. Parking must be behind or below the building, as to not disrupt pedestrian spaces.</p> <p>DHCD will award 2 points for projects that promote walkability as described above and include at least three (3) of the following that are available to all residents:</p>	<p>“In addition to building durable, quality projects, DHCD believes that including community-oriented design and amenities will transform site-specific building projects into lovable places that are a welcoming asset to the surrounding community.</p> <p>These lovable places will include site designs and community partnerships that promote walkability, community connections, community design, and community space.</p> <p>Buildings must be oriented to streets and public spaces in a way that is aligned with the existing community patterns and setbacks. As zoning allows, buildings in urban or similar districts should be placed at the edges of streets and public spaces, providing definition and bringing coherence to the environment, with building entrances on or next to sidewalks.</p> <p>Community design ensures that projects complement the surrounding community. Buildings must be organized to support public activity, with active uses (such as retail, lobbies, and event spaces) placed along pedestrian routes and secure,</p>	Language Added.	Updated lovable places language to make it more community-oriented.

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	<p>1. A spacious, welcoming lobby with adequate lighting with aesthetic fixtures, adequate lounge seating for residents, a service, security, or concierge desk, a luggage trolley for residents to access and use as needed, and a designated mailroom.</p> <p>2. A fitness center accessible to all residents for year-round usage with enough space and equipment for 10% of residents to use at a time.</p> <p>3. An outdoor social area such as a rooftop terrace, courtyard, gazebo, picnic area, pergola, veranda, or comparable space for year-round usage with enough seating for 25% of residents at a time and dining areas including tables, chairs, and umbrellas.</p> <p>4. A community garden with enough space for 25% of residents to have plots. Plots must contain soil and be ready for resident use, either as raised garden beds or areas with soil, free of trees, pavement, and debris, and have access to water with a hose and a water meter.</p> <p>5. A designated telework space for year-round usage that includes enough tables and desks to seat 20% of residents, ample electrical outlets near or on tables and desks, and at least two private meeting rooms for teleworking residents to take meetings and calls.</p> <p>Note: For the purposes of this section, the number of residents can be calculated as the total number of units in the project.”</p>	<p>private places placed at site interiors, away from public streets. Parking should be behind or below the building, as to not disrupt pedestrian spaces. Street trees and shading opportunities in public spaces should be integrated.</p> <p>DHCD will award 2 points for projects that promote walkability, community connections and community design as described above and include at least three (3) of the following community spaces that are available to all residents:</p> <ol style="list-style-type: none"> 1. A spacious, welcoming lobby with adequate lighting with aesthetic fixtures, adequate lounge seating for residents and guests; a service, security, or concierge desk; a luggage trolley for residents to access and use as needed; and a designated mail and package room. 2. A fitness center accessible to all residents for year-round usage with a water refill station and enough space and equipment for at least 10% of residents to use at a time. 3. An outdoor social area such as a rooftop terrace, courtyard, gazebo, picnic area, pergola, veranda, or comparable space for year-round usage with enough seating for 25% of residents at a time and dining areas including tables, chairs, and umbrellas or other shade elements. 4. A community garden with enough space for 25% of residents to have plots. Plots must 		

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		<p>contain soil and be ready for resident use, either as raised garden beds or areas with soil, free of trees, pavement, and debris, get adequate sunlight, and have access to water with a hose and a water meter.</p> <p>5. A designated telework space for year-round usage that includes internet access, enough tables and desks to seat 20% of residents, ample electrical outlets near or on tables and desks, and at least two private meeting rooms for teleworking residents to take meetings and calls.</p> <p>Note: For the purposes of this section, the number of residents can be calculated as the total number of units in the project.</p> <p>Note: Twinning projects should ensure that the required percentages reflect the total unit count of "all" Twinning units (9% and 4%) if the spaces are located in a "single building" Twinning transaction and/or if the spaces are located in a separate 4% building wherein the 9% residents (via a cross easement or other accommodation) and the 4% residents have access to the spaces. This ensures that the amenity spaces are available to all intended residents regardless of which project they reside."</p>		