

Proposed Changes to the Qualified Allocation Plan and Multifamily Financing Program Guide 10/29/2021

**The Department’s Proposed Changes to the Qualified Allocation Plan**

No substantial changes.

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

**Scoring**

Existing Section	Existing Language	Proposed Language	Action	Rationale
4.4.1 Income Targeting	<p>“...To encourage sponsors to income-restrict additional units and to target units to lower-income households, DHCD will award points for income targeting in excess of these minimum requirements as follows:</p> <ul style="list-style-type: none"> <li>● 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...”</li> </ul>	<p>“...To encourage sponsors to income-restrict additional units and to target units to lower-income households, DHCD will award points for income targeting in excess of these minimum requirements as follows:</p> <ul style="list-style-type: none"> <li>● 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. <i>For initial lease-up, project-based voucher units will be considered 30% units for the purposes of income targeting. Over-income households after the initial lease-up will follow the LIHTC next available unit rule...</i>”</li> </ul>	Language modified.	Clarification added for PBV units in regards to scoring.

<p>4.7 State Bonus Points</p>	<ul style="list-style-type: none"> <li>• "...Responds to other critical policy directives, goals, or priorities identified and articulated by DHCD; or</li> <li>• Affirmatively furthers fair housing or contributes to a concerted fair housing strategy..."</li> </ul>	<ul style="list-style-type: none"> <li>• "...Responds to other critical policy directives, goals, or priorities identified and articulated by DHCD;</li> <li>• Affirmatively furthers fair housing or contributes to a concerted fair housing strategy; or</li> <li>• <i>Creates or preserves affordable housing units along the Purple Line corridor or other DHCD-approved major transportation projects undergoing significant redevelopment...."</i></li> </ul>	<p>Language modified.</p>	<p>Added category for projects along major transportation projects</p>
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