

Listening Session Notes

August 31, 2021 at 10:00 AM • September 1, 2021 at 12:30 PM • September 8, 2021 at 6:00 PM

Elderly:

- DHCD should consider special goals for elderly housing

Persons with Disabilities:

- DHCD should consider special goals for persons with disabilities

Twinning:

- Should adjust point scoring so that there is a greater balance between twin and non-twin projects
- Broaden definition for less contiguous projects

Communities of Opportunity:

- DHCD COO designations use old metrics and should be updated

Leveraging:

- Greater transparency on calculation of leveraging

Construction Cost Limits:

- Limits should be raised

Development Quality Standards:

- Consider adding post-Covid design quality incentives

Tenant Services:

- Should allow some resident support services to be above the line to provide greater services to residents

Income Targeting:

- Current scoring incentivizes low income targeting so there is less income diversity in projects

Mixed Income Housing:

- Should incorporate incentives for real income separation, especially in large projects to deconcentrate poverty

Family Housing:

- Family Housing point calculations should be adjusted
- Point structure makes rehabilitation projects less competitive

Nonprofits:

- Lack of true nonprofit participation is concerning

- Nonprofit participation is not the same as nonprofit managing control over properties

Geographic Distribution:

- Lack of funding in lower shore and western Maryland
- 80% of state's low income population lives in Balt/Region and DC Metro - resources are not being allocated based on this data – number of projects able to receive incentive points should be increased

Miscellaneous:

- Scattered site rehabs are ideal for rural areas but have difficulty succeeding in the 9% Round
- Cap on tax credits and developer fee should be raised to keep up with inflation
- Priorities for mass transit, like around the purple line, especially in areas with naturally affordable housing that could lose affordability as sites are sold and cause residents to be displaced
- Should apply a racial equity lens to QAP
- Incentives for applications submitted by people of color
- Need more incentives for rehabilitation