

Multifamily Housing Notice 22-4

February 8, 2022

To: Developers, Sponsors and Local Housing Contacts

From: Gregory Hare, Director, Multifamily Housing

Re: *2022 Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide (Guide) – Effective Date*
Competition for LIHTCs and Rental Housing Funds: Round Deadline
Pre-Round Information Session
Updated Application Submission Kit
Updated LIHTC Raise-Up Rate
Updated Construction Cost Limits

2022 Maryland Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide (Guide) – Effective Date

Governor Larry Hogan has signed the 2022 Qualified Allocation Plan (QAP) and the Multifamily Rental Financing Program Guide (the “Guide”). The new QAP and Guide are effective as of February 4, 2022 and will govern all applications received on or after this date. The 2022 QAP may be accessed at the Department’s website at <http://dhcd.maryland.gov/HousingDevelopment/Pages/MFLibrary.aspx>.

The new QAP and Guide reflect changes made in response to the comments received from a large number of stakeholders. We thank all of you for your participation throughout the process.

2022 Competition for LIHTCs and Rental Housing Funds: Round Deadline

Applications for the 2022 Competitive Funding Round are due by Wednesday, May 4, 2022 at 2:00 PM. DHCD requires both an electronic and hard copy of the application. Hard copy applications must be delivered to the mailroom on the ground floor of 7800 Harkins Road, Lanham, Maryland 20706. The 2022 Competitive Funding Round will be governed by the 2022 QAP and Guide both of which are dated February 4, 2022 and available on the DHCD website.



MULTIFAMILY HOUSING UPDATES

Pre-Round Information Session

DHCD will hold a remote **Pre-Round Information Session on March 17, 2022 from 10 am – 12 pm via video conference**. At this session, DHCD will discuss resources available for the Round, explain changes to the QAP and Guide or process, and provide an opportunity for questions and answers. Please email dhcd.qap@maryland.gov if you have any questions you would like addressed during the Information Session presentation.

Dial-In Information:

LINK: <https://meet.google.com/txu-hjym-wxz>

PHONE: +1 470-248-1636

PIN: 807 023 381#

Updated Application Submission Kit

A new Application Submission Kit to reflect the new 2022 QAP and Guide will be posted to the DHCD website at <http://dhcd.maryland.gov/HousingDevelopment/Pages/MFLibrary.aspx> within the next two weeks. A multifamily notice will be sent out when the updated Application Submission Kit is posted.

LIHTC Equity Raise-Up Rate

The Tax Credit raise-up rate to be used in scoring the Leveraging Category (Section 4.5.1) will be \$0.90 cents.

Construction Cost Limits

Per Section 4.5.3 of the Guide, Construction or Rehabilitation Costs, the applicable Maximum Construction Costs per Square Foot have been reviewed and remain the same. They are as follows:



MULTIFAMILY HOUSING UPDATES

Maximum Construction Cost per Gross Square Foot (January 2022)

Type of Building	New Construction	Rehabilitation
Cottage, Single Family, Semi-detached Dwellings, and Townhomes	\$233	\$239
Garden Apartments	\$195	\$149
Non-elevator Stacked Units and Elevator Buildings with 4 stories or less	\$212	\$174
Elevator Buildings of 5 or more stories	\$233	\$181

If you have any questions, please contact me via email at gregory.hare@maryland.gov or call me at 301-429-7775.

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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:

https://public.govdelivery.com/accounts/MDDHCD/subscriber/new?topic_id=DHCDME

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

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