



MARYLAND DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

DHCD MULTIFAMILY HOUSING UPDATES

Multifamily Housing Notice 17-14

December 22, 2017

To: Developers, Sponsors and Local Housing Contacts

From: John R. Maneval, CDA Deputy Director

Re: *Update on DHCD's Response to Federal Tax Reform and Private Activity Bonds for Multifamily Rental Housing*

As outlined in Multifamily Notice 17-12 on November 14, 2017 and Multifamily Notice 17-13 on December 11, 2017, DHCD has been actively pursuing a contingency plan in response to the possibility that Federal Tax Reform would eliminate Private Activity Bonds (PABs). The contingency plan involved the issuance of PABs prior to year-end in an amount sufficient to continue to provide PABs and 4% Low Income Housing Tax Credits (LIHTC) for affordable rental housing developments during 2018 and possibly beyond.

The outcome of Federal Tax Reform is now finalized, with both the U.S. House of Representatives and U.S. Senate having approved reconciled legislation known as the Tax Cuts and Jobs Act. The final legislation preserves PABs and makes no change to the LIHTC.

Accordingly, DHCD will not proceed with the proposed issuance of PABs prior to year-end. DHCD will continue to accept applications for PABs and 4% LIHTC in accordance with its standard procedures.

DHCD appreciates the input we received from our partners, and the tremendous work of staff in undertaking this important effort. We are pleased that Federal Tax Reform did not eliminate PABs and preserves the important role this program plays in providing affordable rental housing across the State of Maryland.

If you have a questions please contact me at 301-429-7714 or john.maneval@maryland.gov



Maryland Department of Housing
and Community Development
Kenneth C. Holt, Secretary
Tony Reed, Deputy Secretary





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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:

<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>



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Boyd K. Rutherford, Lt. Governor



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Kenneth C. Holt, Secretary
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