

Multifamily Housing Notice 22-10

April 27, 2022

To: Developers, Sponsors, and Local Housing Contacts

From: Alvin Lawson, Director, Multifamily Operations

Re: **Multifamily Financing Program Updates**

In response to increasing construction costs and rising interest rates and to boost economic growth and development, the Department has received a record-breaking budget for FY23 of approximately \$200 million. Therefore, along with the increase in Rental Housing Financing Program (RHFP) funds for the 2022 Competitive Funding Round, announced in [Notice 22-6](#), the Department will expand funding for the following:

Rental Housing Works

Effective 7/1/22, the Department permanently increases RHW to \$3.5 Million, underwritten by the financing gap. Projects can request \$2.5 Million for up to fifty (50) units. An additional \$50K can be requested for each additional unit over fifty (50), up to the maximum of \$3.5 million.

Multifamily Capital Fund

During FY23, the Department will launch a pilot initiative expanding the use of Rental Housing Works above the \$3.5 Million cap through its Multifamily Capital Fund initiative for projects with a high public purpose. The initiative's goal is to assist projects with large financing gaps and capitalize on economic growth and development opportunities using the Department's Multifamily Bond Program (MBP) and 4% Low-Income Housing Tax Credits (LIHTC). Information on how to apply, including [minimum threshold scoring criteria](#), for these resources will be released shortly.

Emerging Developer Fund

The Department has established the Emerging Developer Fund as part of an initiative to promote capacity building, equity, and inclusion. Emerging developers can receive pre-development loans for projects that revitalize communities, increase affordable housing, reduce greenhouse gas



MULTIFAMILY HOUSING UPDATES

emissions, and expand economic opportunities for Maryland residents and businesses. Awards will be made through competitive processes.

Application Date and Scoring Criteria will be released in Spring/Summer 2022.

Construction Relief Program

The Construction Relief Fund will serve as subordinate gap financing for projects financed using the Maryland Department of Housing and Community Development's Multifamily Bond Program and 4% Low Income Housing Tax Credits.

Application Date and Process will be released in Spring 2022.

Development Relief Fund

The Department's Development Relief Fund will be limited to projects that previously received a 9% LIHTC Award. Applications will be accepted at designated times during the year and evaluated against criteria established by the Department based on the availability of resources.

Application Date and Process will be released later this year.

If you have any questions, please contact me via email at alvin.lawson@maryland.gov or call me at 301-429-7718.

###

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>