

## **Multifamily Housing Notice 24-5**

**May 14, 2024**

**To:** Developers, Sponsors, and Local Housing Contacts

**From:** Alvin Lawson, Director, Multifamily Operations

**Re:** ***In-Place Rehabilitations Guidelines;  
CORRECTION & EXTENSION - 2024 Draft LIHTC Compliance Manual  
Open for Public Comment***

### **In-Place Rehabilitation Guidelines**

Earlier this year, the Department heard from stakeholders regarding in-place rehabilitation guidelines, and the following criteria have been established when proposing projects that involve the rehabilitation of occupied housing:

- All applications involving in-place rehabilitation must include a detailed plan and contingency in case of a major issue like mold or structural issues.
- Rehabilitation plans cannot require tenants to move to another bedroom within the unit while work is completed throughout the day; tenants must be physically out of the unit during rehabilitation.
- When residents return for the day, they must be able to cook, clean, and sleep; an exception may include a stipend for food between 1-2 days.
- Developers/Contractors must provide a schedule for when work starts and ends, and general work hours must be between 9 AM and 3 PM to accommodate school-age children, work schedules, and similar daily activities.
- The plan must include details on accommodations made for residents during rehabilitations, including dayrooms and amenities such as desk for work and parking.
- Areas must be cleaned, tools and materials must be removed daily, and plans must include how developers/contractors address dust control.
- For tenant relocations (may be applicable for some in-place rehabs), applications should include a dedicated relocation specialist for resident communication.



## MULTIFAMILY HOUSING UPDATES

### **2024 Draft LIHTC Compliance Manual Open for Public Comment - CORRECTION**

On April 10, the Department sent out [Multifamily Housing Notice 24-03](#), announcing the [Draft LIHTC Compliance Manual](#) and Public Comment Period.

It has come to our attention that there was a typo in the email address for which public comments are to be sent. **The correct email address is: [lihtc.application@maryland.gov](mailto:lihtc.application@maryland.gov).**

Given this typo, the public comment period has been extended. **The Department will be accepting comments on the Draft LIHTC Compliance Manual for another week, through May 21, 2024.**

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Below is information from the previous Multifamily Notice that is still relevant for the [Draft LIHTC Compliance Manual](#) and Public Comment Period:

The Maryland Department of Housing and Community Development is releasing the draft of the Low Income Housing Tax Credit (LIHTC) Compliance Manual for public comment.

You may also access the Draft via the Multifamily Housing Development Document Library: <http://dhcd.maryland.gov/HousingDevelopment/Pages/MFLibrary.aspx>.

From the vertical menu on the landing page, click "Low Income Housing Tax Credits Program Compliance Documents." Then click "Low Income Housing Tax Credit Compliance Manual - Draft for Public Comment - April 2024".

In accordance with [Multifamily Housing Notice 24-01](#), we have provided flexibility relative to the timing of Housing Opportunity Through Modernization Act (HOTMA) changes. Specifically, the Notice endorses the choice for each property to follow HOTMA during 2024 (subject to the specific requirements detailed in the Notice). If a property chooses not to follow the changes in 2024, HOTMA will then be required effective January 1, 2025. The current LIHTC Compliance Manual does not yet reflect the HOTMA changes. The Notice identifies numerous HOTMA changes that will be further discussed in a modification of the Manual in early 2025.

**Please include "Compliance Manual" in the subject line of your comments.** The Department will review all comments but will not respond to individual comments.



## MULTIFAMILY HOUSING UPDATES

Following the review of comments received, the Department will prepare the final LIHTC Compliance Manual and send out a Multifamily Housing Notice when the final version is published to the Department's website.

If you have any questions, please email [lihtc.application@maryland.gov](mailto:lihtc.application@maryland.gov).

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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.aspx>