

Multifamily Housing Notice 24-9

August 8, 2024

To: Developers, Sponsors and Local Housing Contacts

From: Alvin Lawson, Director, Multifamily Operations

Re:

- **2024 Qualified Allocation Plan and Multifamily Rental Financing Program Guide Revision -- Update**
- **CDA Memo - In-Place Rehabilitation Policy effective 8/8/24**

2024 Qualified Allocation Plan and Multifamily Rental Financing Program Guide Revision -- Update

The Department has released a draft revision of the Qualified Allocation Plan (the “QAP”) and Multifamily Rental Financing Program Guide (the “Guide”) for public comment. Thank you to everyone that participated in the Listening Sessions held in June and that submitted written comments. We look forward to continued input from our stakeholders as this process continues.

In Notice 24-6, the Department requested feedback on tenant selection policies, permanent supportive housing, and the Infill and Redevelopment Pool through the Listening Sessions. That feedback resulted in updated requirements for tenant selection policies and new threshold requirements to create permanent supportive housing units. The maximum LIHTC award for the Infill and Redevelopment Pool was also increased to generate greater interest from investors.

We are committed to finalizing revisions to the QAP and Guide in a timely manner to enable our partners to continue to pursue the development of critically-needed affordable rental housing, while providing meaningful opportunities for stakeholder engagement.

You may find clean and blacklined versions of the draft revision of the QAP and Guide and a table summarizing the changes included in the drafts on the [QAP Revision Page](#) on our website.

Please feel free to provide us with your comments and input on this draft of the QAP and Guide. **Comments on these draft documents are due by no later than Monday, September 9, 2024.** To assist with this effort, a dedicated email has been created to which you may submit your comments:

dhcd.qap@maryland.gov



MULTIFAMILY HOUSING UPDATES

CDA Memo - In- Place Rehabilitation Policy

The Department has established the new criteria for proposed projects that involve the rehabilitation of occupied housing. Based on feedback we received from industry stakeholders, these guidelines have been revised since publishing Notice 24-5 on May 14, 2024, which initially addressed these criteria.

For full details, please view [CDA Memo – In-Place Rehabilitation Policy](#) on our website.

If you have any questions, please email at alvin.lawson@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](#) on DHCD's website.

Notices are posted to the [Multifamily Library](#) on DHCD's website.