

2017 QAP & Guide Listening Sessions Western Maryland Comments

Date:	Tuesday, June 13, 2017
Time:	10:30 am – 12:30 pm
Location:	Gateway Crossing Community Center 40 Elgin Boulevard, Hagerstown, MD 21740
Attendees:	20

1. There seems to be longer and longer delays in project development schedules due to proactive communities, etc. Will there be a hold and release period for projects that aren't shovel ready?
2. As we continue to see shifts in tax credit values, what forms of assistance will be available for Developers if they have a funding gap?
3. Will CDA prioritize where awards will be distributed? Will CDA become more specific about what is being looked for in applications?
4. How will the Department allocate funds to areas with the most need?
5. Basis Boost may have made Developers more likely to put projects in Communities of Opportunity (COOs). If the boost is removed we may begin to see more projects go back to Qualified Census Tracts (QCTs).
6. If everyone is beginning to score similarly how will the Department begin to choose projects?
7. Hagerstown likes the preference toward COO's in this particular round. Would like to see less vagueness about how to receive bonus points.
8. Add more detail in point categories so projects can't win all points in a certain category. Break ties by becoming more specific in point categories.
9. Targeting 30% AMI households isn't best as there aren't enough families to fill entire properties. Many families are 40-50% AMI but still can't afford to pay market rate rents. Also, scoring for TOD points isn't fairly weighted. Should be able to score based on the type of transportation available in your area. It shouldn't be points that you either get or don't get.
10. Walk Scores are more appropriate for transportation scoring than giving preference to projects within one mile of a bus stop.
11. The department should require that there is housing for persons with disabilities included in all projects located within a TOD.
12. Become more specific with TOD points. Give more points for higher Walk Scores and create different categories for rural, suburban, and urban contexts.
13. Require that all applications in Round take 811 or Weinberg funding when offered.
14. Don't make Weinberg mandatory. It is unattractive to Developers.
15. New minimum unit sizes created bigger units because of the cost per sq ft/ unit
16. No incentive for big cost containment plan. 9% deals are getting more expensive, however, if the goal is more durable, nicer looking units in better locations it's going to cost more.

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17. Credit per unit or per sq ft could be a tie breaker. It directly affects the look of projects.
18. Can the Department offset Weinberg funding to get more properties interested in taking Weinberg units? Is there a way to make 811 & Weinberg more equal in attractiveness?
19. Will the Multifamily Mapper be updated?
20. With Basis Boost, projects in every jurisdiction are feasible; need to avoid over saturating markets.
21. Provide more specificity in award of State Bonus Points.
22. Tight scoring; leveraging and income targeting are driving decisions so expanded scoring in these categories may help differentiate among projects.
23. Tie breakers based on credits per unit could lead to reduced construction quality and value engineering.