

2017 QAP & Guide Listening Sessions Central Maryland Comments

Date:	Friday, June 16, 2017
Time:	10:00 am – 12:00 pm
Location:	Hollins House 1010 West Baltimore Street Baltimore, MD 21223
Attendees:	44

1. We need more senior housing. Create a designated set-aside for senior housing. Create a program to encourage development of new senior housing.
2. There isn't enough incentive to build in other counties; there were no projects in Baltimore County.
3. Why did the Department forward reserve funding and skip a funding Round? Will a public notice go out?
4. The Round was too heavily geared to rural projects.
5. The basis boost on projects made all projects financially feasible. Eliminate or reduce boost from 30 down to 10. If boost was lower Developers could create more housing.
6. Traditional Communities of Opportunity (COOs) weren't rural. Scoring caused projects to spread out too far.
7. Preservation deals are greatly needed but scoring isn't geared to allow winners since existing projects do not have enough 2BR & 3BR units.
8. It may be helpful to create a spreadsheet to show number of units in Rounds, number of credits/ unit, etc.
9. The Rounds need tie breakers. Possibly use market studies as tie breakers.
10. There are a lot of areas that don't fit in Qualified Census Tracts (QCTs) or COOs even though the map says otherwise.
11. Combination of 9% and 4% projects would allow for bigger deals to get funded.
12. Refocus on catalytic areas; strategize to integrate properties better into communities. Use housing to help support/build up neighborhoods. Reward projects with comprehensive revitalization plans.
13. TOD points should be eliminated or points should be given for more integrative ideas.
14. Income targeting and leveraging are to blame for overabundance of COO projects. TOD points also skewed towards COOs. New changes need to be undone. Will the Department continue the preference for COOs? QCT projects have been shut out from funding.
15. Baltimore metro area has the highest percentage of people living in poverty but majority of projects were funded in COOs
16. Would like to see targeting for households at 10% AMI. Use extra points as a set-aside for low income units.
17. Secretary wants housing for homeless. Can't do it without set-asides for integrative housing. Have previously seen vouchers and cross subsidy worked into a newly constructed, 50 unit development.
18. More funding for public housing.
19. 9% deals should be used to create new housing, 4% should be rehabs.

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20. TOD points lost their meaning. Everyone got them.
21. Has the Department considered tax reform? What will the Department do with the QAP to respond? What would happen if LIHTC pricing dropped to \$0.75?
22. Green certification points are lumped together. Look at green qualifications and how well they are actually performing; add real weight to this category.
23. Projects should get more points if they have more equity in a deal. There is no point in letters from investors if the amount of points doesn't matter.
24. How will we achieve better use of resources? Keep construction cost limits realistic.
25. Possibly take away rural points (USDA, etc.) to level the playing field.
26. Why wasn't Baltimore County represented in this Round?
27. Poorest neighborhoods need LIHTC to have a starting point for redevelopment.
28. Section 42 of Internal Revenue Code requires a preference for projects located in QCTs.
29. Current COO focus creates an uneven playing field.