



Multifamily Housing Notice 10-02

January 22, 2010

To: Developers, Sponsors and Local Housing Contacts

From: Patricia Rynn Sylvester, Director, Multifamily Housing

Re: ***February 2010 Competitive Funding Round Reminder
Multifamily Rental Financing Program Guide Update -Construction Cost Limits
New Issue Bond Program – Multifamily: Expressions of Interest
Update Regarding Multifamily Energy Efficiency Programs
Baltimore Special Mobility Program***

February 2010 Competitive Funding Round Reminder

Applications for the February 2010 Competitive Funding Round are due by Tuesday, February 23, 2010 at 5:00 PM. Applications must be delivered to the mailroom on the ground floor of 100 Community Place, Crownsville Maryland 21032. The February 2010 Competitive Funding Round will be governed by the 2009 Qualified Allocation Plan and the 2009 Multifamily Rental Financing Guide (the "Guide") both of which are dated October 24, 2008 and available on the DHCD website.

Multifamily Housing Notice 10-01 issued earlier this month includes important information regarding the February 2010 Competitive Funding Round. Applicants should review both Notice 10-01 and this Notice 10-02 when preparing requests for DHCD financing through the February 2010 Competitive Funding Round.

Multifamily Rental Financing Program Guide Update

Construction Cost Limit Update – Per Section 4.5 of the Guide, Construction or Rehabilitation Costs, the applicable Maximum Construction Costs per Gross Square Foot are updated as follows:

Maximum Construction Costs per Gross Square Foot (February 2010)		
Type of Building	New Construction	Rehabilitation
Townhouses	\$127	\$131
Cottage, Single Family and Semi-detached Dwellings	127	131
Garden Apartments	107	82
Units Stacked – no elevators	116	95
Elevator Buildings (≤ 4 floors with frame construction)	116	95
Elevator Buildings (≥ 5 floors with concrete construction)	127	99

New Issue Bond Program – Multifamily: Expressions of Interest

The Department recently announced the opening of the New Issue Bond Program – Multifamily. As discussed in a public meeting on January 19, 2010 and as detailed at the website for the program (<http://www.dhcd.state.md.us/Website/Programs/NIBP/Default.aspx>), the Department is requesting Expressions of Interest by no later than February 12, 2010 for projects that may seek financing through the program. A copy of the Expression of Interest may be downloaded from the above-referenced website.

Update Regarding Multifamily Energy Efficiency Programs

As of January 18, 2010, applications for Energy Audits under the MD-BRAC Green Grant are being accepted only for rental housing developments located in Cecil and Frederick Counties. For developments in the remaining eligible Counties, the program is now fully subscribed. Also as of January 18, 2010, applications for Energy Audits under the Multifamily Energy Efficiency and Housing Affordability (MEEHA) program are no longer being accepted. For those properties that have already completed energy audits, MEEHA funding may be available for select energy efficiency improvements.

Owners interested in financial assistance for energy audits for rental developments are encouraged to evaluate the Maryland Energy Administration's Energy Assessment Program at the following website: <http://www.energy.state.md.us/incentives/business/EnergyAssessments.asp>.

Energy efficiency in affordable housing is a priority of the Department. For ongoing information about energy efficiency in multifamily rental housing please contact Matthew Schmid by phone (410-514-7459) or email (schmid@mdhousing.org) or Lee Peschau by phone (410 514-7477) or email (peschau@mdhousing.org).

Baltimore Special Mobility Program

DHCD is providing the following information at the request of Metropolitan Baltimore Quadel (MBQ).

MBQ has financial assistance available for developers or property owners of multifamily units or single family homes in the Baltimore metropolitan area to support the provision of affordable rental housing under the Baltimore Special Mobility Program (the Program). The Program aims to increase the supply of affordable rental housing in specific neighborhoods throughout the Baltimore region, including Baltimore City and in Anne Arundel, Baltimore, Carroll, Harford, Howard and Queen Anne's Counties.

All categories of property are eligible for assistance, including new properties and existing properties that require moderate to substantial rehabilitation, including:

- Single family homes.
- Multifamily properties.
- Scattered site projects, including single family homes, duplexes, row houses, etc.

The Program seeks a mix of unit sizes ranging from one through four bedrooms, especially units that contain three or more bedrooms.

The Program provides:

1. Tenant selection from a list of eligible tenants who have received professional counseling and training prior to tenancy.
2. Pre-development funding up to \$8,000 per project-based unit.
3. Subordinated low interest loan up to an average of \$32,000 per project-based unit.
4. Guaranteed rental payments.
5. Vacancy loss payments.
6. Funding may be combined with other funds – public funding such as low income housing tax credits, and private funding.
7. Post-occupancy counseling and support during the tenancy.
8. 15 year Housing Assistance Payments (HAP) contract.

Developers and property owners are encouraged to submit a Statement of Qualifications to MBQ in advance. MBQ will provide preapproved developers with technical support and guidance when selecting projects for consideration.

Additional Information:

The Request for Qualifications (RFQ), which includes maps and lists of eligible neighborhoods, as well as rent level information, can be downloaded from:
www.baltimorehousing.org/ps_developers_detail.asp?vw=de&rt=od&r2=147. For additional information or questions about the program or the RFQ please contact Tom Gunn at Metropolitan Baltimore Quadel at (410) 223-2249 or e-mail tgunn@mbquadel.com.

Please remember that we are announcing future round deadlines, significant application changes, bond program amendments, and other key dates and facts on our web site and by email only. Please make sure that we have your current email address. Please send any additions or corrections to taxcredits@mdhousing.org or rentalhousing@mdhousing.org as soon as possible.

Thank you for your interest and participation in the multifamily housing programs in Maryland.

Multifamily Housing Programs
Community Development Administration
Maryland Department of Housing and Community Development
100 Community Place
Crownsville, MD 21032-2023
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