

The Department’s Proposed Changes to the 10/10/2017 Draft of the Multifamily Rental Financing Program Guide as of February 6, 2018

Guide Section	Existing Language	Proposed Changes	Action	Rationale
4.3 Transit Oriented Development (TOD)	<p>“Four (4) points to a project served by Demand Responsive Transit (DRT). The project is served by a DRT service beginning no later than 8 am and ending no earlier than 6 pm, Monday through Friday. DRT must be available to all residents and not restricted to service for the elderly or disabled. DRT service funded solely by the project is acceptable for points in this category.</p> <p>Four (4) points to a project offering car sharing. The project is located with ¼ mile of a car share vehicle (i.e. Zip Car, U Care share, I Go Cars, Hertz 24/7), or is proposing a car share service on site.”</p>	<p>Modify the language as follows (see underlined text): “Four (4) points to a project served by Demand Responsive Transit (DRT) <u>that is accessible (i.e. available to all people with disabilities including those who use a mobility device and/or service animal).</u> The project is served by a DRT service beginning no later than 8 am and ending no earlier than 6 pm, Monday through Friday. DRT must be available to all residents and not restricted to service for the elderly or disabled. DRT service funded solely by the project is acceptable for points in this category.</p> <p>Four (4) points to a project offering car sharing. The project is located within ¼ mile of a car sharing vehicle (i.e. “Zip Car” or other car sharing services), or is proposing a car sharing service on site.”</p>	<p>Language added.</p> <p>Language clarified.</p>	<p>Language added in response to multiple requests to enhance accessibility of alternative transportation options.</p> <p>Language clarified for consistency.</p>
4.4.1 Income Targeting	<p>“Two (2) additional points will be awarded in this category to family projects located in a Community of Opportunity in the Baltimore Region. The Baltimore Region includes Anne Arundel, Baltimore, Carroll, Harford, and Howard Counties, and the City of Baltimore.”</p>	<p>Modify the language as follows (see underlined text): “<u>One (1) additional point</u> will be awarded in this category to family projects located in a Community of Opportunity in the Baltimore Region. The Baltimore Region includes Anne Arundel, Baltimore, Carroll, Harford, and Howard Counties, and the City of Baltimore.”</p>	<p>Language changed to reflect adjusted scoring.</p>	<p>In response to numerous comments, adjusted preference proposed for Family Housing in a COO in the Baltimore Region from 2 points to 1 point.</p>

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	<p>“45.75% AMI results in eight and a half (8.5) points if it is a family project in a Community of Opportunity and five (5) points for all other types of projects. If the project is a family project in a Community of Opportunity in the Baltimore Region, it would receive an additional two (2) points for a total of ten and a half (10.5) points.”</p>	<p>Modify the language as follows (see underlined text): “45.75% AMI results in eight and a half (8.5) points if it is a family project in a Community of Opportunity and five (5) points for all other types of projects. If the project is a family project in a Community of Opportunity in the Baltimore Region, it would receive an additional <u>one (1) point for a total of nine and a half (9.5) points.</u>”</p>	<p>Language changed to reflect adjusted scoring.</p>	
<p>4.4.3 Family Housing</p>	<p>“Scoring Examples: A 50-unit project which includes 20 one-bedroom units, 15 two-bedroom units and 15 three-bedroom units would receive eight (8) points in this category since a total of 60% of the units (i.e. 15 two-bedroom and 15 three-bedroom units) include two bedrooms or more, AND a total of 30% of the units (i.e. 15 three-bedroom units) include three bedrooms or more . . .”</p>	<p>No new language added.</p>	<p>Language re-organized. Scoring examples are now shown in a text box.</p>	<p>Formatting was changed for ease of reading. Not a substantive change.</p>
<p>4.4.6 Additional Incentives FKA: New Construction of Affordable Housing</p>	<p>“Four (4) points will be awarded to family projects in a Community of Opportunity in the Baltimore Region where at least 60% of the units are newly constructed multifamily rental housing with affordability restrictions for at least forty (40) years.</p>	<p><u>Add the following: “, and if the project: 1) agrees to provide or arrange for transportation to an existing bus or transit rail stop or station for residents of the project that is accessible (i.e. available to all people with disabilities including those who use a mobility device and/or service animal), or which can demonstrate that such mobility/ paratransit service</u></p>	<p>Language added.</p>	<p>Additional incentive added in response to multiple requests to enhance accessibility of alternative transportation options.</p>

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	<p>Note: For the purposes of this scoring criteria, the Baltimore Region includes Anne Arundel, Baltimore, Carroll, Harford, and Howard Counties, and the City of Baltimore.”</p>	<p><u>is already available; and 2) certifies to DHCD that such service will be available beginning no later than 8:00 am and ending no later than 6:00 pm on Monday through Friday. For purposes of this scoring category, newly constructed multifamily rental housing includes both new construction of rental housing on vacant land, as well as the conversion of existing, non-residential buildings (such as offices, retail and community facilities) into rental housing.</u></p> <p><u>Three (3) points will be awarded to any project located within the boundaries of, and contributing to, a “Choice Neighborhood” identified by HUD.</u></p> <p><u>Two (2) points will be awarded to a project not located in a Community of Opportunity in the Baltimore Region that involves the acquisition and rehabilitation of an existing multifamily rental housing development, whether or not it has existing rent or income restrictions, provided the project agrees to affordability restrictions for at least forty (40) years.</u></p>	<p>Language added.</p> <p>Language added.</p>	<p>Incentive was added for projects located in Choice Neighborhoods as identified by HUD.</p> <p>Incentive added for preservation of existing multifamily rental housing outside COOs in the Baltimore Region. Additional incentive allows applications for projects outside COOs in the Baltimore Region to be more competitive.</p>
4.5.1 Direct Leveraging	“. . . DHCD-administered rental housing resources including, but not limited to, RHFP, RHW, HOME, CDBG, the	Modify the language as follows (see underlined text): “. . . DHCD-administered rental housing resources including, but not limited to, RHFP, RHW,	Language modified.	Clarification was added regarding how the Department treats Project CORE funds for leveraging purposes. Not a

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	<p>Community Legacy Program, Demolition Funds, Project CORE, and the Partnership Rental Housing Program.</p> <p>Leveraged funding may include:</p> <ul style="list-style-type: none"> • Equity from a federal or state basis boost; • Equity from non-competitive 4% LIHTC awards; • The proceeds of MBP financing . . .” <p>“Two (2) additional points will be awarded in this category to family projects located in a Community of Opportunity in the Baltimore Region. The Baltimore Region includes Anne Arundel, Baltimore, Carroll, Harford, and Howard Counties, and the City of Baltimore.”</p>	<p>HOME, CDBG, the Community Legacy Program, Demolition Funds, and the Partnership Rental Housing Program.</p> <p>Leveraged funding may include:</p> <ul style="list-style-type: none"> • <u>Project CORE funds awarded by the Department</u>; • Equity from a federal or state basis boost; • Equity from non-competitive 4% LIHTC awards; • The proceeds of MBP financing . . .” <p>Modify the language as follows (see underlined text): “<u>One (1) additional point</u> will be awarded in this category to family projects located in a Community of Opportunity in the Baltimore Region. The Baltimore Region includes Anne Arundel, Baltimore, Carroll, Harford, and Howard Counties, and the City of Baltimore.”</p>	<p>Language changed to reflect adjusted scoring.</p>	<p>substantive change.</p> <p>In response to numerous comments, adjusted preference proposed for Family Housing in a COO in the Baltimore Region from 2 points to 1 point.</p>