

2017 QAP & Guide Listening Sessions Eastern Shore Maryland Comments

Date:	Thursday, June 15, 2017
Time:	1:00 pm – 3:00 pm
Location:	Town of Denton 4 North Second Street Denton, MD 21629
Attendees:	13

1. Leveraging extra points in income targeting may have boosted the number of projects in the Round located in Communities of Opportunity (COOs).
2. There were fewer COO projects in previous Rounds because Developers saw that COO projects weren't winning; they stopped submitting them.
3. Isn't the point of COO projects to place projects near jobs, shopping, etc.? The Department should try harder to put projects closer to metro areas.
4. Update the Multifamily Mapper to show Thompson Decree, etc.
5. Narrowing COOs doesn't benefit people outside of metro area.
6. Affordable housing needs don't only fall into COOs or Qualified Census Tracts (QCTs); are there other areas that could be looked at?
7. Section 42 points to QCTs but not COOs; make a clear statement that acknowledges statement in Section 42 but says that as the state of MD we are going to focus on COOs.
8. Create Non Profit set-asides.
9. Not pleased with scoring in this Round because of the lack of points towards transportation. Metro transportation is not necessarily better. Being shovel ready, having transportation (even though it's not metro), etc. should be more important in scoring.
10. Does the Department monitor tenant services? Submission requirements aren't very detailed. Should they become more stringent? Can a project's services be monitored after they are placed in service?
11. Developers like the way that applications are set up now and that services are a threshold item and not a scoring item. Developers like that they can see where points fall before submitting.
12. Asking for specific items in tenant services creates a watered down program that takes away from what the organizations presently offer.
13. Keep scoring similar. MD properties are the nicest and this format allows for quality housing.
14. 10 points are given for operating subsidy but is intent being met here?
15. Energy Star 3.0 isn't always best for apartment settings. Will be gutting units to do rehabs before any cost benefit is seen.
16. Energy efficiency isn't worth it, there is no benefit to the people living there and it's too expensive. Properties won't see results for 40, 50, maybe even 60 years; properties will be rehabbed before results are seen.

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17. A conservation of resources component may be beneficial to scoring projects (used in Pennsylvania). However, it may not be possible without losing development quality.
18. 3BR units are harder to fill in rural areas, 1BR or 2BR are better.
19. Syndicators don't like rural senior properties. Age restrictions make things harder.
20. Legal fees are more expensive outside of DHCD. Possibly talk to lawyers to see what could be done to bring legal fees down. Other states have tried this.
21. Transparency and process improvement have gotten much better in the last 5 years.
22. It's important to look at the purpose of the community for therapeutic communities. May need alternative funding sources to meet the needs of those communities. Medicaid won't support services in therapeutic communities.
23. Will the Department continue to forward allocate funds?