



Multifamily Housing Notice 10-08

September 2, 2010

To: Developers, Sponsors and Local Housing Contacts

From: Patricia Rynn Sylvester, Director, Multifamily Housing

Re: *October 2010 Competitive Funding Round Updates
Roll Out of New Web-Based Multifamily Application System
Guide and QAP Revisions – Public Meeting on September 8, 2010*

October 2010 Competitive Funding Round Updates

Applications for the October 2010 Competitive Funding Round are due by Tuesday, October 12, 2010 at 5:00 PM. Applications must be delivered to the mailroom on the ground floor of 100 Community Place, Crownsville Maryland 21032. The October 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.

The Department expects that the October 2010 Round will award Rental Housing Funds (RHF) and a limited amount of CY 2011 Low Income Housing Tax Credits (Tax Credits). CY 2010 Tax Credits, as well as all ARRA TCAP and Section 1602 funds, have already been fully committed for multifamily rental projects that have closed and are under construction.

DHCD will permit all applications to request in excess of \$1.5 million up to \$2 million of RHF without the need for prior approval as normally required by Section 3.7.2 of the Guide. Requesting in excess of \$1.5 million of RHF will still subject a project to a potential scoring deduction in accordance with the construction cost limits established per Section 4.5 of the Guide.

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 (October 2010)		
Type of Building	New Construction	Rehabilitation
Townhouses	\$131	\$135
Cottage, Single Family and Semi-detached Dwellings	131	135
Garden Apartments	110	85
Units Stacked – no elevators	120	98
Elevator Buildings (≤ 4 floors with frame construction)	120	98
Elevator Buildings (≥ 5 floors with concrete construction)	131	102

Applications may NOT include a request for the 30% State basis boost for Tax Credits authorized under the Housing and Economic Recovery Act of 2008. The Tax Credit raise-up rate to be used in scoring the Leveraging category will be \$0.70. DHCD will not set the Raise-Up Rate for applications and will rely on applicants to submit a reasonable and financially feasible rate

supported by a letter of intent from a tax credit investor or syndicator. DHCD encourages applicants to be conservative and prudent with their submissions.

The most up-to-date Application Submission Package for Multifamily Rental Financing loan and low income housing tax credit programs is available on the Department website. This application package must be used for requests for financing through the following programs: Multifamily Bond Program (MBP), Rental Housing Fund (RHF), Federal Low Income Housing Tax Credits (9% and 4% Tax Credits), Maryland Housing Rehabilitation Program – Multifamily (MHRP-MF), and the Partnership Rental Housing Program (PRHP).

Roll Out of New Web-Based Multifamily Application System

DHCD is in the beginning stages of implementing a new web-based application system for multifamily financing requests. While this system will not eliminate the need for the submission of a complete Application Submission Kit, it is an important step forward for DHCD. For the October 2010 Competitive Funding Round, DHCD requests that all applicants register to use the DHCD Portal at www.mdhousing.org and complete and submit an on-line version of the CDA Form 202. To receive an account for accessing the DHCD Portal, please email your request to Linda Webb at webb@mdhousing.org.

Please note that a hard copy of the CDA Form 202 must still be submitted with the entire Application Submission Kit as directed above in this Notice.

Guide and QAP Revisions – Public Meeting on September 8, 2010

DHCD is beginning the process of revising the QAP and Guide for 2011. Proposed revisions to the Guide were posted to DHCD's website in August 2010. Attached for public review and comment are [clean](#) and [blackline](#) versions of the QAP. Please review the proposed changes to the QAP and Guide and submit your comments, if any, by no later than Monday, September 13, 2010 via email to: taxcredits@mdhousing.org, with a copy to sylvester@mdhousing.org.

We will hold a public meeting to discuss the proposed changes and solicit input from 1-3 p.m. on Wednesday, September 8, 2010 in the First Floor Main Conference Room at DHCD's offices at 100 Community Place, Crownsville, MD 21032.

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
taxcredits@mdhousing.org or rentalhousing@mdhousing.org

