



Multifamily Housing Notice 13-09

August 2, 2013

To: Developers, Sponsors and Local Housing Contacts

From: Patricia Rynn Sylvester, Director, Multifamily Housing

**Re: 2013 Maryland Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide – Effective Date
2013 Competition for LIHTCs and Rental Housing Funds: Round Deadline
Pre-Round Information Session
2013 Application Submission Kit**

2013 QAP and Guide

Governor Martin O'Malley has signed the 2013 QAP. The new QAP is effective as of August 1, 2013 and will govern all applications received on or after this date. The 2013 QAP may be accessed at the Department's website at <http://www.mdhousing.org>. The new QAP reflect changes made in response to the comments received from a large number of stakeholders. We thank all of you for your participation throughout the process.

2013 Competition for LIHTCs and Rental Housing Funds: Round Deadline

Applications for the 2013 Competitive Funding Round are due by Tuesday, October 29, 2013 at 5:00 PM. Applications must be delivered to the mailroom on the ground floor of 100 Community Place, Crownsville Maryland 21032. The 2013 Competitive Funding Round will be governed by the 2013 Qualified Allocation Plan and Multifamily Rental Financing Guide (the "Guide") both of which are dated August 1, 2013 and available on the DHCD website.

The credit percentage for non-federally subsidized new construction and substantial rehabilitation nine percent credit buildings will no longer be fixed at 9%. The rate will revert back to the actual 70 present value ("9 percent") credit applicable percentage which varies monthly.

The updated and revised 2013 Application Submission Kit for Multifamily Rental Financing loan and Low Income Housing Tax Credit programs is available on the Department's website as discussed below.

Pre-Round Information Session

DHCD will hold a Pre-Round Information Session on September 9, 2013 from 10 am – 12 pm in the DHCD Main Conference Room at 100 Community Place, Crownsville, MD 21032. At this session, DHCD will discuss resources available for the Round, explain changes to the QAP and Guide or process, provide additional information about how State Bonus Points will be utilized in the Round, and provide an opportunity for questions and answers. Any changes to the construction cost limits listed in Section 5.4.3 of the Guide will be announced at this session.

2013 Application Submission Kit

A new Application Submission Kit to reflect the new 2013 QAP and Guide is being posted to the DHCD website at <http://www.mdhousing.org/Website/Programs/rhf/application.aspx#application>. This

application package must be used for requests for financing for all competitive and noncompetitive funding sources, including Rental Housing Funds (RHF), Multifamily Bond Program (MBP), Federal Low Income Housing Tax Credits (4% and 9%), and the Partnership Rental Housing Program (PRHP).

Note: All applications for DHCD multifamily financing, whether through a competitive funding round or through non-competitive funding programs, must be submitted in hard copy and also using the on-line version of the CDA Form 202 accessible via the DHCD Portal at www.mdhousing.org. To receive an account username and password for accessing the DHCD Portal, please email your request to rentalhousing@mdhousing.org. Please note that a hard copy of the entire Application Submission Kit, including a hard copy of the CDA Form 202 must be submitted.

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 rentalhousing@mdhousing.org as soon as possible.

Notices are posted to the DHCD website at the following locations:
<http://mdhousing.org/Website/programs/rhf/Default.aspx#Notices>
<http://mdhousing.org/Website/programs/lihtc/Default.aspx>

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

Multifamily Housing Programs
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