



Multifamily Housing Notice 16-03

February 24, 2016

To: Developers, Sponsors and Local Housing Contacts
From: Elaine Cornick, Director, Multifamily Housing
Re: **CY 2016 Maryland Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide (Guide) – Update**

CY 2016 QAP and Guide Revision - Update

The Maryland Department of Housing and Community Development has initiated the process to revise the Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide (Guide). This notice is an update about our progress to date and next steps.

This notice, as well as other documents and resources associated with the revision of the Qualified Allocation Plan and Multifamily Rental Financing Program Guide are posted to a dedicated website, and I encourage you to visit this website as we continue through this process:

<http://dhcd.maryland.gov/HousingDevelopment/Pages/lihtc/qap2016.aspx>

Update:

Located on the Department's website (link above) are clean and blackline versions of the Qualified Allocation Plan and the Multifamily Rental Financing Program Guide for public review and comment. In addition to the QAP and Guide you will also find for review 2 charts listing changes made to the QAP and Guide; a chart outlining suggested changes not made and why; and a chart which summarizes scoring changes.

The draft QAP and Guide are the result of extensive input from interested parties received through a series of meetings and written comments. The most significant proposed change is the adjustment of a number of scoring categories to create stronger incentives for multifamily rental housing developments that provide housing for families in Communities of Opportunity.

The Department is committed to finalizing revisions to the QAP and Guide in a timely manner to enable our partners to continue to pursue the development of critically-needed affordable rental housing, while providing meaningful opportunities for comment and input. Please Note: This is your opportunity to provide comments to the QAP and Guide prior to the release of the final draft.

As noted below, please review the proposed changes to the QAP and Guide and submit your comments, if any, no later than Tuesday, March 15, 2016 via email to: dhcd.qap@maryland.gov with a copy to elaine.cornick@maryland.gov. You may also call me at 301-429-7777.

Schedule:

Below please find the schedule for the review and adoption of the 2016 Maryland Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide (Guide).

Updated Schedule for Adoption of 2016 Maryland Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide (Guide)

Weds., February 24, 2016	First Draft of Maryland 2016 QAP and Guide Released for Public Comment
Tuesday, March 15, 2016	Deadline for Public Comments to First Draft
Week of March 28, 2016	Final Draft Maryland 2016 QAP and Guide released for public comment
Week of April 11, 2016	Publish notice of public hearing and 2 week final deadline for receipt of public comments
Week of April 25, 2016	Conduct Internal Revenue Code (IRC) mandated public hearing for 2016 QAP.

IMPORTANT NOTICE REGARDING EMAILING OF MULTIFAMILY NOTICES

Multifamily Housing issues periodic notices (such as the one above) to announce new initiatives, provide important news, announce funding round deadlines, significant application changes, bond program amendments, and other key dates and facts on our website and by email only. You can subscribe to receive Multifamily Housing Notices at the following link:

<http://dhcd.maryland.gov/HousingDevelopment/Pages/About.aspx>

Notices are posted to the DHCD website at the following location:

<http://dhcd.maryland.gov/HousingDevelopment/Pages/MFLibrary.aspx>