



Multifamily Housing Notice 13-02

February 21, 2013

To: Developers, Sponsors and Local Housing Contacts

From: Patricia Rynn Sylvester, Director, Multifamily Housing

Re: **CY 2013 Maryland Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide (Guide) – Draft for Public Comment**

CY 2013 Revisions to the QAP and Guide – Draft for Public Comment

Attached please find DHCD's proposed CY 2013 QAP and Guide. The proposed documents make significant changes to the CY 2011 QAP and Guide currently in effect. Also attached is a document that summarizes a number of the major changes proposed in these documents.

DHCD and its consultant, TDA, will hold a public meeting to discuss the proposed QAP and Guide on February 26, 2013 from 10 am – 12 pm in DHCD's Main Conference Room B, 1st floor, 100 Community Place, Crownsville, Maryland 21032.

Written comments on the proposed documents will be accepted until close of business (5:00 PM) March 15, 2013. Comments should be sent electronically to TDA at mdgap@tdainc.org. DHCD will consider revisions to the proposed CY 2013 QAP and Guide based on the public comments received.

At this time, we expect the second revision to be available to the public in early April 2013 with a formal public hearing two weeks thereafter. The goal will be to finalize the CY 2013 QAP and Guide and forward it to the Governor for signature by the end of May 2013.

Proposed Timing for 2013 Competitive Round for Low Income Housing Tax Credits and Rental Housing Funds

The proposed 2013 QAP establishes a pre-application review process that applicants must satisfy in order to move forward and submit an application in the competition for LIHTCs and RHF's. To assist stakeholders in planning for the CY 2013 Round, which will award CY 2014 federal Low Income Housing Tax Credits and FY 2014 Rental Housing Funds, DHCD estimates that the initial deadline for submission of pre-applications will be in early July 2013 and that the pre-application process will take approximately 45 calendar days to complete. The deadline for full applications would be in September 2013, approximately 30 days after release of the results of the pre-application review. DHCD would then anticipate making award announcements in January 2014, approximately 100 calendar days after full application submission. Clearly, the final date and process is dependent on the content of the adopted CY 2013 QAP and Guide. **Comments about this proposed timing for the 2013 Round should be included with comments on the proposed QAP and Guide and sent to TDA at the above email address.**

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 your email address 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

Community Development Administration

Maryland Department of Housing and Community Development

100 Community Place

Crownsville, MD 21032-2023

taxcredits@mdhousing.org or rentalhousing@mdhousing.org