



BALTIMORE METROPOLITAN COUNCIL

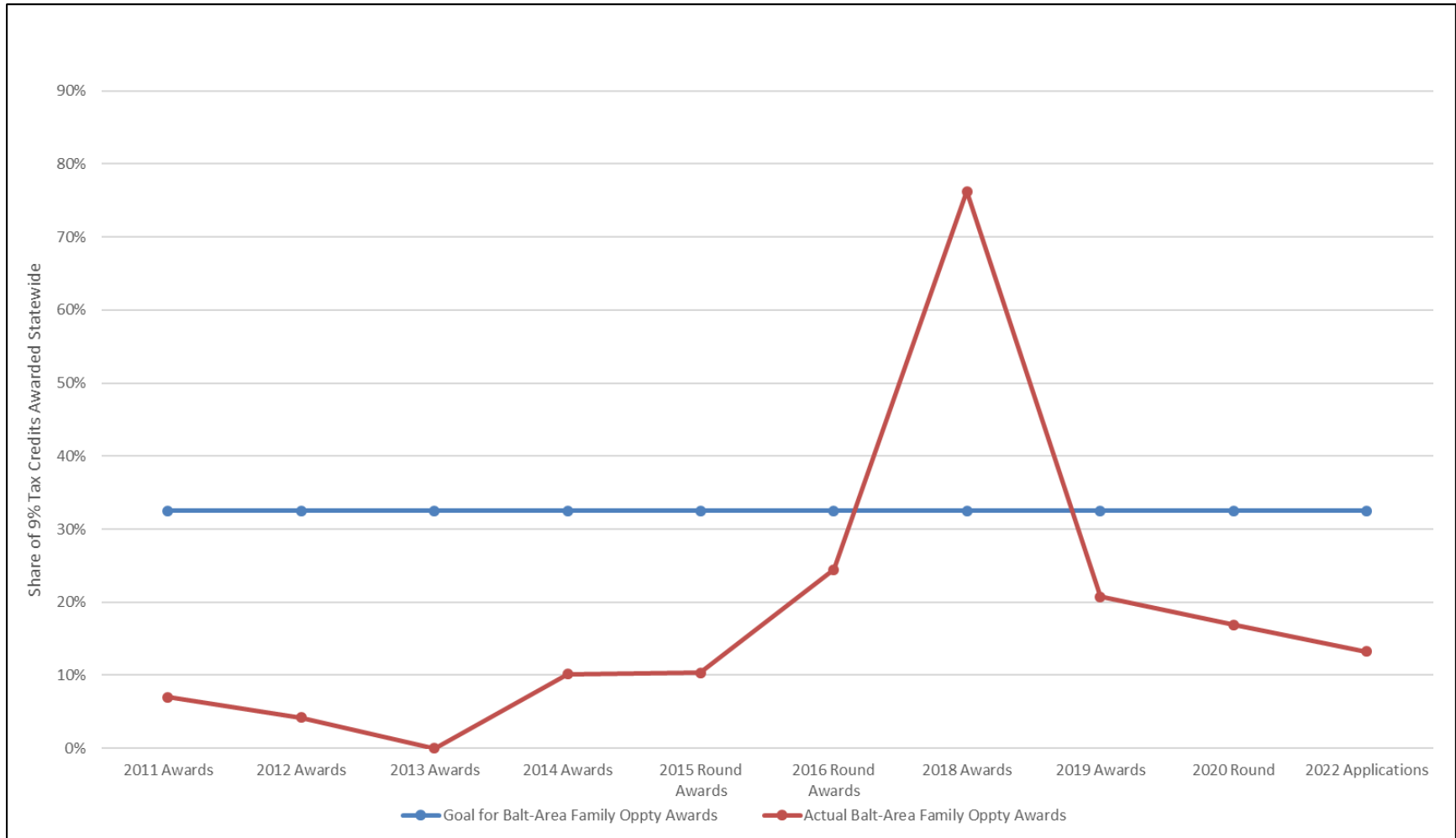
Analysis of 2016-2022 Low Income Housing Tax Credit (LIHTC) Rounds

BMC Housing Committee

July 7, 2022



9% LIHTC Trend





2016 COO Income Targeting Advantage: Up to 3 points

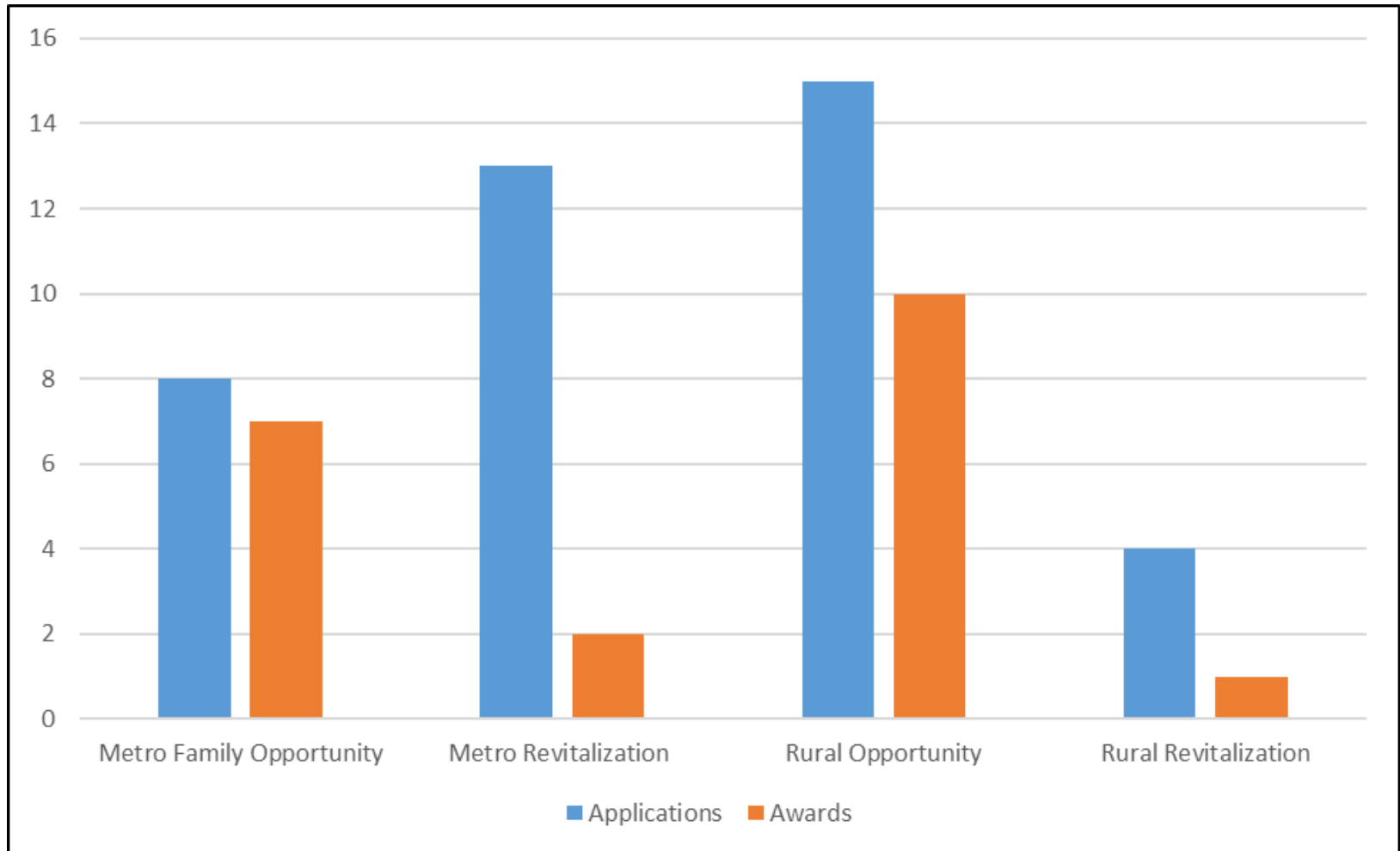
Points	Average Area Median Income – Family projects located in a Community of Opportunity (ONLY)	Average Area Median Income – <u>All other projects</u>
10 points	30-40%	30-32%
9 points	41-45%	33-35%
8 points	45-50%	36-38%
7 points	51-53%	39-41%
6 points	54%	42-44%
5 points	55%	45-47%
4 points	56%	48-50%
3 points	57%	51-52%
2 points	58%	53-54%
1 point	59%	55%
0 points	60%	>55%+



2016 COO Direct Leveraging Advantage: Up to 3 points

Points	Leveraged Funding: Family Projects Located in a Community of Opportunity	Leveraged Funding: Rural	Leveraged Funding: All Other Projects
10	40%+	45%+	50%+
9	35% to <40%	40% to <45%	45% to < 50%
8	30% to <35%	35% to <40%	40% to <45%
7	25% to <30%	30% to <35%	36% to <40%
6	20% to <25%	25% to <30%	33% to < 36%
5	15% to <20%	20% to <25%	30% to <33%
4	10% to <15%	15% to <20%	27% to <30%
3	5% to <10%	10% to <15%	24% to <27%

2016 LIHTC Round





2018 QAP Added COO Point for Baltimore Region

Points	Average Area Median Gross Income -- Family projects located in a Community of Opportunity (ONLY)	Average Area Median Gross Income – All other projects
10	40.00% or below	32.00% or below
9.5	40.01% to 42.50%	32.01% to 33.50%
9	42.51% to 45.00%	33.51% to 35.00%
8.5	45.01% to 47.50%	35.01% to 36.50%
8	47.51% to 50.00%	36.51% to 38.00%
7.5	50.01% to 51.50%	38.01% to 39.50%
7	51.51% to 53.00%	39.51% to 41.00%
6.5	53.01% to 53.50%	41.01% to 42.50%
6	53.51% to 54.00%	42.51% to 44.00%
5.5	54.01% to 54.50%	44.01% to 45.50%
5	54.51% to 55.00%	45.51% to 47.00%
4.5	55.01% to 55.50%	47.01% to 48.50%
4	55.51% to 56.00%	48.51% to 50.00%
3.5	56.01% to 56.50%	50.01% to 51.00%
3	56.51% to 57.00%	51.01% to 52.00%
2.5	57.01% to 57.50%	52.01% to 53.00%
2	57.51% to 58.00%	53.01% to 54.00%
1.5	58.01% to 58.50%	54.01% to 54.50%
1	58.51% to 59.00%	54.51% to 55.00%
0.5	59.01% to 59.50%	55.01% to 55.50%
0	59.51% or greater	55.51% or greater

One (1) additional point will be awarded in this category to family projects located in a Community of Opportunity in the Baltimore Region. The Baltimore Region includes Anne Arundel, Baltimore, Carroll, Harford, and Howard Counties, and the City of Baltimore.

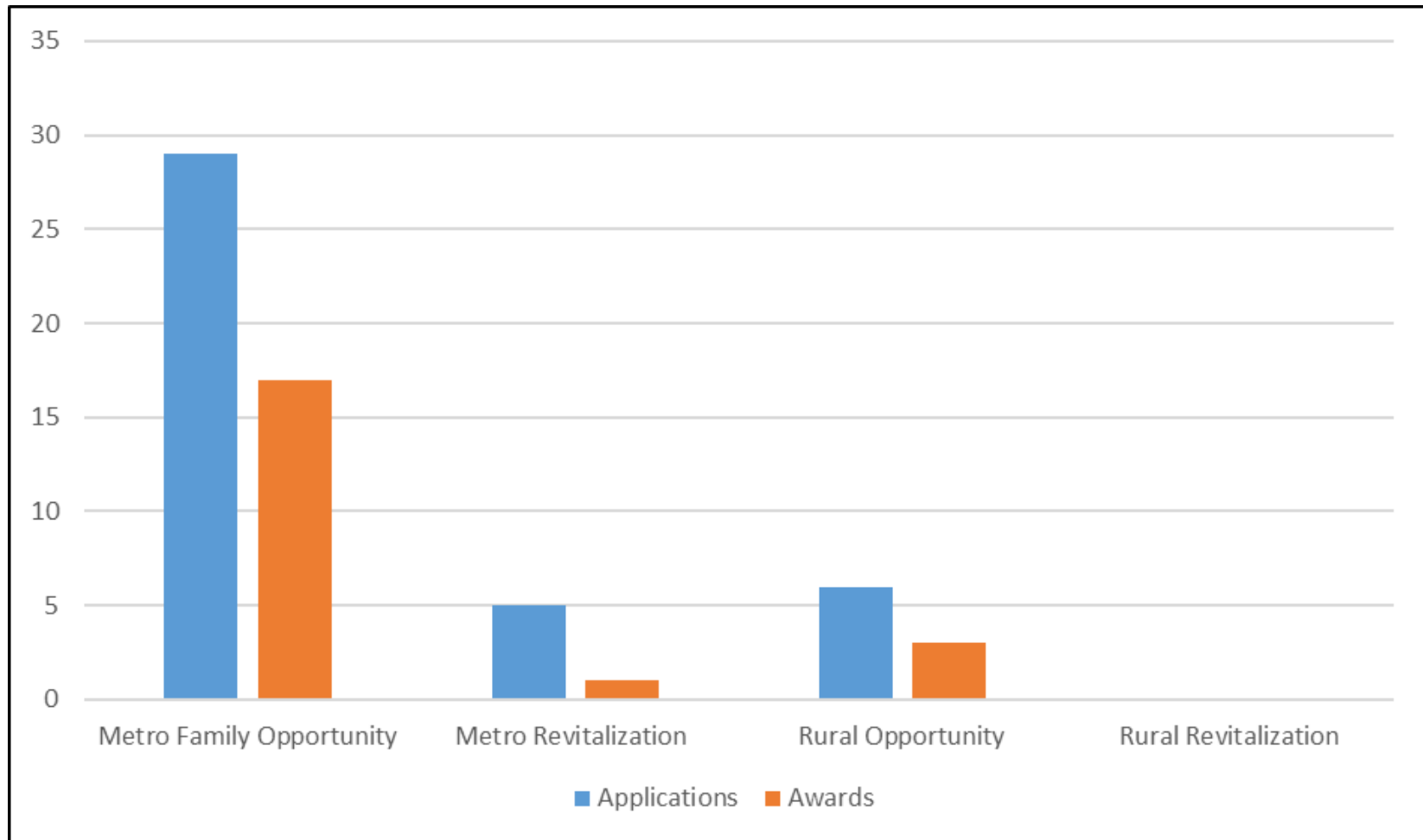
2018 QAP Added 4 Policy Incentive Points for Baltimore-Area COOs



4.4.6 Additional Incentives (4 maximum points)

Four (4) points will be awarded to family projects in a Community of Opportunity in the Baltimore Region where at least 60% of the units are newly constructed multifamily rental housing with affordability restrictions for at least forty (40) years, and if the project: 1) agrees to provide or arrange for transportation to an existing bus or transit rail stop or station for residents of the project that is accessible (i.e. available to all people with disabilities including those who use a mobility device and/or service animal), or which can demonstrate that such mobility/ paratransit service is already available; and 2) certifies to DHCD that such service will be available beginning no later than 8:00 am and ending no later than 6:00 pm on Monday through Friday. For purposes of this scoring category, newly constructed multifamily rental housing includes both new construction of rental housing on vacant land, as well as the conversion of existing, non-residential buildings (such as offices, retail and community facilities) into rental housing.

2018 LIHTC Round



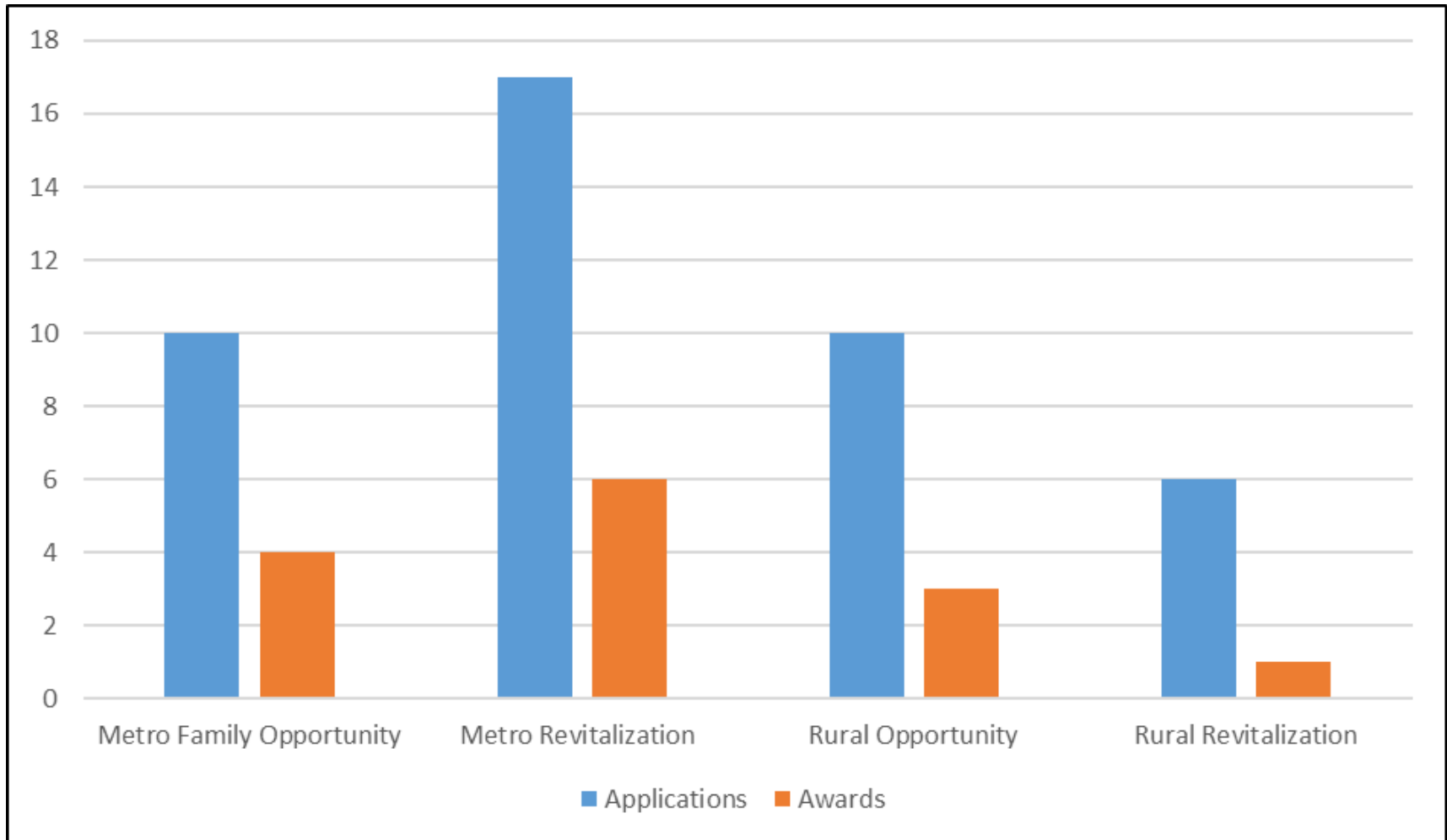
2019 QAP removed all up-to-11 COO incentive points

Income
Targeting table
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Points	Average Area Median Gross Income
10	32.00% or below
9.5	32.01% to 33.50%
9	33.51% to 35.00%
8.5	35.01% to 36.50%
8	36.51% to 38.00%
7.5	38.01% to 39.50%
7	39.51% to 41.00%
6.5	41.01% to 42.50%
6	42.51% to 44.00%
5.5	44.01% to 45.50%
5	45.51% to 47.00%
4.5	47.01% to 48.50%
4	48.51% to 50.00%
3.5	50.01% to 51.00%
3	51.01% to 52.00%
2.5	52.01% to 53.00%
2	53.01% to 54.00%
1.5	54.01% to 54.50%
1	54.51% to 55.00%
0.5	55.01% to 55.50%
0	55.51% or greater



2019 LIHTC Round



2020 QAP Added Limited Metro COO Incentive



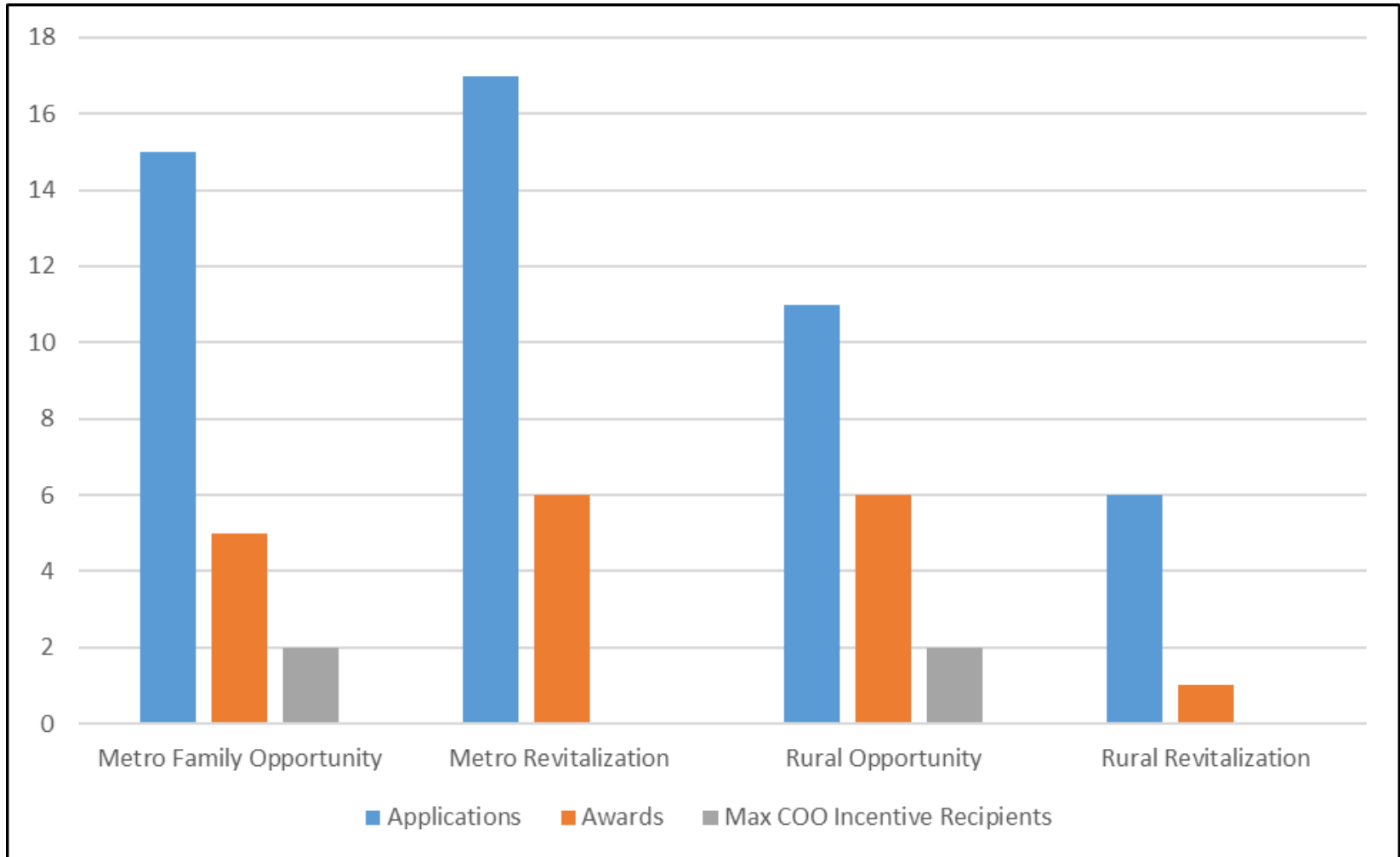
4.4.5 Policy Incentives (5 maximum points)

Three (3) points will be awarded to projects that involve “twinning” of 9% LIHTC and MBP/4% LIHTC, as described in Section 4.4.1. These points will be awarded as follows:

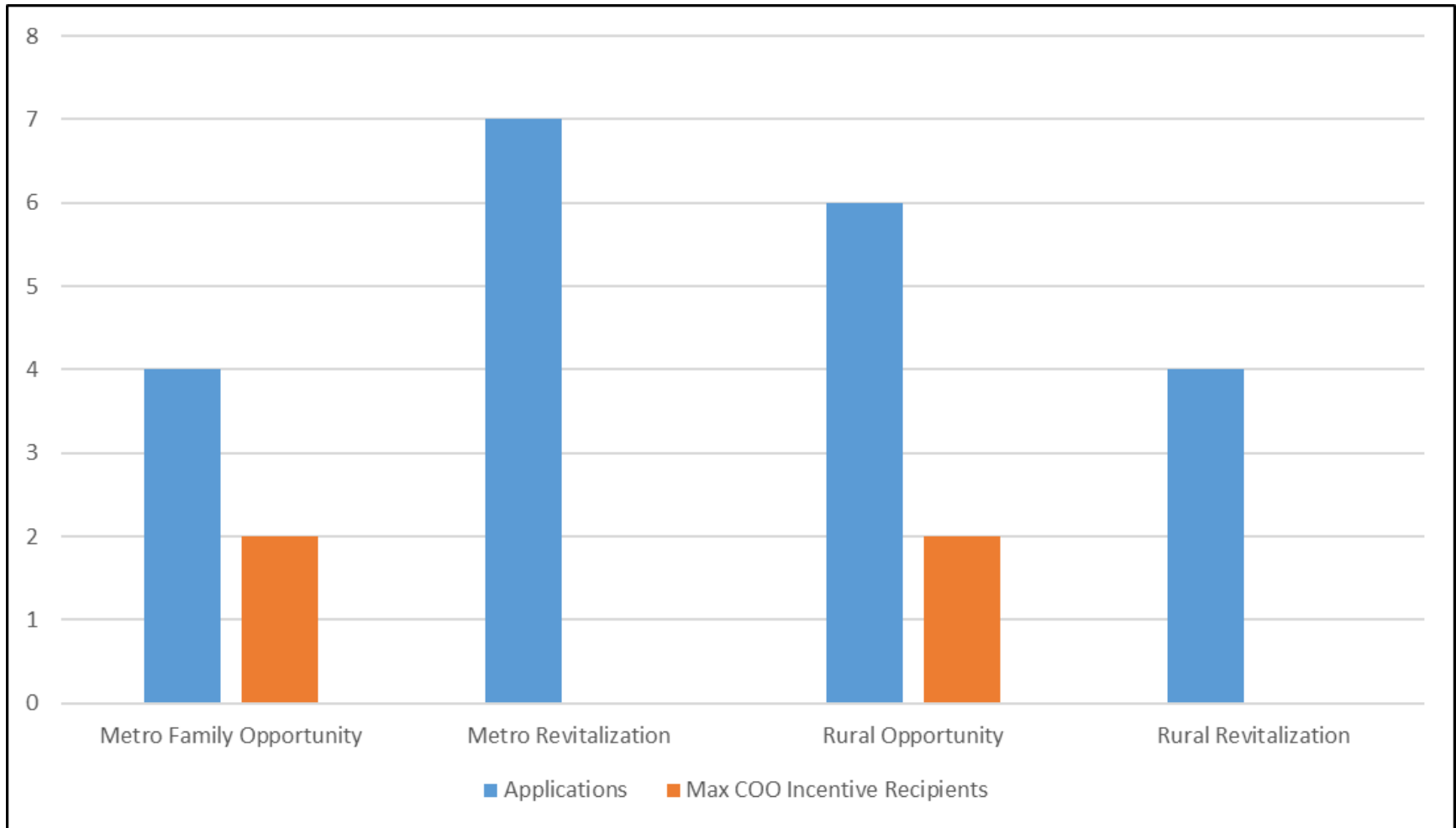
- Points will only be awarded to the three (3) highest scoring “twinning” projects (prior to points eligible under this section) in the funding round;
- Points will only be awarded to “twinning” projects which include an overall total of at least 150 units; and
- Points will only be awarded to “twinning” projects which demonstrate a need for at least \$5 million of MBP financing.

Two (2) points will be awarded to the top two (2) new construction, gut rehabilitation, or adaptive reuse family or intergenerational projects in a community of opportunity in the Baltimore Region and the DC Metro Area. At least 75% of the total units must be net new units to qualify for points under this section. Note: for the purposes of this scoring criteria, the Baltimore Region and the DC Metro Area include Anne Arundel, Baltimore, Carroll, Harford, Howard, Montgomery, and Prince George’s Counties and the City of Baltimore.

2020 LIHTC Round



2022 Applications



For More Information

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