



[Upcoming Events](#)

Regulatory & Change 4
HUD Compliance Update
Tuesday, November 15, 2011
9:00 am to 4:00 pm
Handelman Conference Center
Columbia, MD
Space is limited
Register today at:
<http://www.mdahc.org/education.html>

2012 Annual Meeting

Friday, January 6, 2012

8:00 am to 11:30 am

Hyatt Regency Hotel

300 Light Street

Baltimore

To register click on:

<http://www.mdahc.org>

**To see Photos from our
September 23 Fall**

Membership Mixer go to

<http://www.mdahc.org/flipbookfm2011/>

2012 Annual Sponsorship & Membership Drive

Our goal = 130 members

New Annual Sponsors to date:

AGM, Landex, Wells Fargo

Renewing Annual Sponsors to date:

Garrett Co. Com. Action

Shelter Group

Victory Housing

[Coalition News & Updates](#)

[2012 Annual Sponsorship & Membership Drive is Underway](#)

Your participation as an Annual Sponsor or Member is vital in order for MAHC to continue its mission and support services and resources which are critical to all members of the affordable housing community. Please do what you can to support MAHC in 2012. To join or renew as an Annual Sponsor click on <http://www.mdahc.org/sponsor.html>. To join or renew as a Member click on <http://www.mdahc.org/join.html>.

[2012 Annual Meeting](#)

Registration is now open for the MAHC Annual Meeting on Friday, January 6, 2012 at the Hyatt Regency Hotel in Baltimore. This year's agenda will include a panel discussion with Raymond Skinner, DHCD Secretary and Pat Sylvester, CDA Director of Multifamily Programs and will be moderated by Nancy Rase, President of Homes for America. See [Upcoming Events](#) for registration information.

[Houser of the Year](#)

Please submit your choice for the MAHC's Houser of the Year Award which will be presented at our Annual Meeting on Friday, January 6, 2012. The purpose of this award is to recognize an individual who has been outstanding in the field of affordable rental housing for low to moderate-income Marylanders. Additionally, this individual is someone who, over the years, has helped to promote and preserve affordable housing opportunities for low-income Marylanders by tackling tough issues and advocating for the affordable housing industry in the state. This individual can be from a non profit, for profit or government organization – to send a nomination go to <http://www.mdahc.org/pdfs/HouseroftheYearAnnouncement.pdf>

[Affordable Housing Legislation Passes in Anne Arundel County](#)

The Anne Arundel Affordable Housing Coalition (AAAHC) has scored a terrific housing legislative victory, thanks in large part to the hard work of several MAHC members, according to Trudy McFall, MAHC Vice President. The following describes the county's new provision to encourage workforce housing as presented by MAHC member Kathy Koch.

After many years of analyzing and talking the need for more workforce housing, Anne Arundel county is one step closer to seeing an increase in the supply of housing for the County's workforce.



The Anne Arundel County Council recently adopted legislation supporting affordable housing and homeownership. This legislative change to the County Zoning Code allows a developer to build units at a density of up to 22 units per acre through a special exception process in R2, R5, R10 and R15 zoning districts. The project must be financed in part with Federal, State and local funds and serve households with incomes that do not exceed 120% of the area median income. In addition, 10% of the homeownership units and 40% of the rental units must be affordable to households with incomes that do not exceed 60% of the area median income. This new zoning code change complements the existing zoning that allows a density of 22 units per acre for "Housing for Elderly of Modest Means." Both of these affordable housing zoning changes require that the project and site plan be approved by a resolution by the County Council.

AAAHC member Linda Schuett drafted the bill with help from the Coalition's working group that included Brian Lopez, Jeff Paxson, Ned Howe and Steve Moore. The Coalition's President, Nancy Rase, provided technical assistance and public testimony at the County Council meetings. Coalition member Kathy Koch worked behind the scene with the County's Planning and Zoning staff and the County Executive's staff helping to draft amendments to gain the County's support.

For many years, housing advocates in Anne Arundel County have worked to gain political support for inclusionary zoning, to no avail. In a smart shift of strategy, the AAAHC was able to gain the political support for a voluntary program. The Coalition believes that as the County becomes comfortable with a voluntary program, it will create an atmosphere of acceptance for inclusionary zoning. Congratulations to the Anne Arundel Affordable Housing Coalition.

Enterprise and Capital One Celebrate Grand Opening of The Greens at Hammonds Lane Senior Apts.

State and local officials joined Enterprise Homes, Inc. and Capital One Bank at a ceremony on Monday, October 17, 2011 to celebrate the Grand Opening of The Greens at Hammonds Lane Senior Apartments located in Brooklyn Park, MD. The newly constructed \$14.5 million development spans four floors and is comprised of 72 one-bedroom and 18 two-bedroom apartments that will provide quality affordable rental housing for low-and moderate-income seniors. The development was certified as meeting the requirements of the Enterprise Green Communities Criteria.

Distinguished speakers included Anne Arundel County Executive John Leopold; Director of Multifamily Housing Programs, Pat Sylvester, Maryland Department of Housing and Community Development; District 1 Councilman Daryl Jones, Anne Arundel County; and Kathleen Koch, Executive Director, Arundel Community Development Services, Inc.

"The opening of the Greens at Hammonds Lane is the result of an amazing collaborative effort among the private and public sectors that will provide seniors in Anne Arundel County affordable housing that is safe, sustainable and accessible," said Chickie Grayson, president and CEO, Enterprise Homes, Inc. "Enterprise recognizes the importance of providing the growing senior population with opportunities to age in place and will continue to produce this critical housing throughout the region."

The Greens at Hammonds Lane complements the existing neighborhood, designed with shingle-style architecture, a pitched roof with cupola and stone cladding that is consistent with the early 20th century residences located in the historic neighborhoods of the community. The development is designed with several features focusing on energy efficiency and conservation of raw materials including: energy-efficient, double-pane windows; water-conserving plumbing fixtures; Energy Star appliances; energy-saving light fixtures and green label carpet.



"Fostering the economic well-being of our communities and their residents is a vital part of our work at Capital One Bank, and we are proud to help provide more affordable housing for local low- and moderate-income seniors through the construction of The Greens at Hammonds Lane," said Tony Pica, Northeast Maryland Market President. "As a local bank, Capital One recognizes the need for quality, sustainable, affordable housing in our local communities. We work with local developers to invest in opportunities that not only provide affordable housing for those in need, but also reduce environmental impact and create hundreds of local jobs for the community."

The Greens at Hammonds Lane contains a wide array of amenities including a multi-purpose room, fitness center, medical center, on-site laundry facilities and a library with cyber cafe. All community spaces are interconnected and centrally located within the building to encourage socialization among the residents. The outdoor amenities include a walking path that allows residents to actively enjoy the site's natural features, an outdoor patio, planter beds and a horseshoe court. Residents of the development also have convenient access to public transportation, retail, health care providers, the thriving Brooklyn Park Senior Center and the Chesapeake Center for the Arts.

The Greens at Hammonds Lane was financed by Capital One Bank who provided \$24.9 million in specialized financing to the development. Additional funding partners include Anne Arundel County HOME Funds through Arundel Community Development Services, low income housing tax credits and a MEEHA grant administered through the Maryland Department of Housing and Community Development and syndication of tax credit through Enterprise Community Investment, Inc. Enterprise Community Partners provided an Enterprise Green Communities grant to support the development's sustainable features.

Newly-renovated Affordable Community in St. Mary's County Holds Ribbon-Cutting Ceremony

St. Mary's County Board of County Commissioners, the Housing Authority of St. Mary's County and Osprey Property Company LLC celebrated the completion of Indian Bridge Apartments located at 45910 Indian Way, Lexington Park, MD 20653 at a ribbon cutting October 11, 2011. This important preservation of workforce housing in Lexington Park was the first project to make use of stimulus funds administered by the Maryland Department of Housing and Community Development including Tax Credits, Home Funds, New Issue Bond Proceeds, Exchange Funds and a CDBG loan. Private investors syndicated the tax credits and St. Mary's County provided funding for the installation of fire suppression sprinkler system and an important Payment In Lieu of Taxes (PILOT). The renovations began in July 2010 and were complete in June 2011.

Total project costs for the project were \$14 million. Project financing came from many sources including:

- + New Issue Bonds - \$7.1 million risk share MD DHCD & Baltimore HUD
- + Monetization 1602 funds - \$2.9 million
- + HOME Funds - \$2 million
- + Federal Low Income Tax Credits - \$192,623 created \$1.1 million in equity
- + St. Mary's County/Housing Authority Sprinkler Funds - \$390,000 & PILOT

New siding, windows, roof shingles, entry doors and hardware were installed. All 112 apartments units were updated with new kitchen cabinets, countertops and garbage disposals. All units have full fire suppression sprinklers and Range Queen stove top fire suppression canisters. Seven units were renovated to meet ADA and UFAS standards. A new playground, grill and benches were installed. New speed bumps and parking lots renovations were performed. Finally all new landscaping and fencing along Great Mills Rd were installed. Unit 211 was converted from a residential unit to an onsite leasing/management office. Rents range from \$660 to \$880. The development team included Osprey Property Company LLC, developers; J. F. Jochum Architects, architect; Dennis Anderson Construction, general contractor; and Habitat America, property manager.



Meg Manley of HTA Named to HAG Executive Committee

Meg Manley, MAHC Legislative Committee Co-chair, was recently appointed to the Executive Committee of the Housing Advisory Group (HAG). Meg is the first woman to be appointed to the committee and she will serve with fellow MAHC members, David Reznick, The Reznick Group and Michael Novogradac, Novogradac and Co, among others. The Housing Advisory Group (HAG) is a 501(c)(6) organization established in 1993 by Herb Collins and Jack Manning of Boston Capital and several housing industry leaders to advocate on behalf of the Section 42 program. HAG was established to educate lawmakers in Washington, D.C. on the Low Income Housing Tax Credit Program (LIHTC) in the face of efforts to initiate comprehensive tax reform. For more information about HAG please click on <http://www.housingadvisorygroup.org/news.html>. Congratulations from MAHC!

DHCD News and Notes

Fall 2011 Competitive Funding Round Updates

The Maryland Department of Housing and Community Development (DHCD) received 29 applications requesting \$29.1 million of Rental Housing Funds (RHF) and \$26.3 million of federal Low Income Housing Tax Credits (LIHTC) in the Fall 2011 Competitive Funding Round. Applications were due on September 20, 2011. Two applications also requested \$5.3 million from the Partnership Rental Housing Program. The 29 applications propose to create or rehabilitate 1,037 family and 665 senior units in 15 counties and Baltimore City. DHCD expects to make funding announcements in early December.

Maryland DHCD Presents Outstanding Achievement Awards to Housing Developers

Maryland Department of Housing and Community Development Secretary Raymond A. Skinner recently announced outstanding achievement awards at the First Affordable Housing Developer's Awards Ceremony. Housing developer partners were lauded in six categories. "Your partnership is very important to the residents of Maryland as you help us move forward in providing a desirable and sustainable community," Secretary Skinner said. "You are our unsung heroes as Maryland ranks among the most desirable places to live and raise a family."

"Last year, the O'Malley-Brown administration used Recovery Act programs and the Federal Low Income Housing Tax Credit Program to fund the creation or preservation of 3,179 rental housing units in 38 projects, totaling more than \$536.7 million. Those 38 projects represented the largest number of multifamily projects under construction at one time in the history of DHCD and had an economic impact of more than \$1 billion in expenditures, including 11,078 jobs, \$369.7 million in wages and salaries and \$25.8 million in state and local tax revenues, the Secretary added."

The following developers received awards – **MAHC members are highlighted:**

- *Going Green Award for the Rural Area:* **Garrett County Community Action Agency** for the Liberty Mews project.
- *Going Green Award for the Metro Area:* **Landex Corporation** for the Deep Energy Retrofit of Bay Ridge Apts.
- *Preservation Award:* **Paul Edwards, Shelter Development** for New Issue Bond Program preservation projects.
- *Special Needs Award:* Helping Up Mission for the House of Freedom and Hope projects.
- *Long Term Leadership Award:* John Schuster, Schuster Enterprises for the Senior Housing projects.
- *New Star Award:* Empire Homes for the Restoration Gardens projects.

Employment Opportunity – Development Director, The Shelter Group – go to <http://www.mdahc.org/links.html>.

Edited by: Lydia B. Clark, Executive Director, lclark@mdahc.org