



## Housing Supply Action Plan

*The White House recently released a Housing Supply Action Plan with both legislative and administrative actions to help close the housing supply gap in five years.*

On the administrative side, the plan calls for:

- Finalizing the LIHTC “Income Averaging” proposed

### UPCOMING EVENTS

#### **MAHC June Membership Happy Hour**

June 9, 2022

5pm-7pm

Seasons 52, Columbia, MD

Register [HERE](#)

#### **June Brown Bag Lunch (virtual)**

June 15, 2022

rule by the end of September.

- Rewarding jurisdictions that have reformed zoning and land-use policies with higher scores in certain federal grant processes, for the first time at scale.
- Expanding and improving existing forms of federal financing, including for affordable multifamily development and preservation. This includes making Construction to Permanent loans (where one loan finances the construction but is also a long-term mortgage) more widely available by exploring the feasibility of Fannie Mae purchase of these loans; promoting the use of state, local and Tribal government COVID-19 recovery funds to expand affordable housing supply.
- Harmonizing federal requirements across programs like LIHTC, FHA Multifamily, the Housing Trust Fund and HOME.
- Work with the private sector to address supply chain challenges and improve building techniques to finish construction in 2022 on the newest homes in any year since 2006.
- Last September, Fannie Mae and Freddie Mac also increased their equity investment in LIHTC deals, resulting in investments in over 7,000 units. The Enterprises anticipate further growing their LIHTC equity investments in the year ahead.

The plan also calls on Congress to pass the Build Back Better reconciliation bill and the President's FY 2023 Proposed Budget, which contain the following LIHTC-related provisions:

- Build Back Better Act
- Lower the bond-financing threshold from 50 percent to 25 percent for five years, from 2022 to 2026;
- Increase the annual LIHTC allocation at a rate of ten percent per year plus inflation from 2022 to 2024, which amounts to a roughly 41 percent increase over

12pm-1pm  
Register [HERE](#)

#### Development Committee

Monthly meetings 1st Fridays  
Next meeting 7/8

#### Property Management Committee

Monthly meetings 2nd  
Wednesdays  
Next meeting 8/10

#### Construction & Design Committee

Quarterly meetings  
Next meeting late summer

#### Resident Services Committee

Quarterly meetings 3rd Thursdays  
Next meeting 6/16

#### DEI Committee

Monthly meetings 1st Mondays  
Next meeting 7/11

Contact [Miranda](#) to sign up for  
any Committee call.

### THANK YOU TO OUR 2022 SPONSORS

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current levels in 2024, followed by inflation adjustments after 2025;

- Provide a permanent 50 percent basis boost for properties serving extremely low-income (ELI) households; and
- Provide a permanent 30 percent basis boost for properties in Indian areas.
- President's FY 2023 Proposed Budget
- Provide a discretionary basis boost for bond-financed properties.

Read full article [here](#).

## Join us for these June Events

### MAHC June Membership Happy Hour

*June 9, 2022 | Seasons 52 | 5pm - 7:00pm*

Please join us tonight for the next Pop-up happy hour at Seasons 52 (attached to the Columbia Mall) in Columbia! This event is part of a series of informal monthly pop-up events to offer in-person networking opportunities for our membership.

Appetizers will be provided, and there will be a cash bar.

Register [HERE](#).

### June Brown Bag Lunch

*June 15, 2022 | Virtual | 12pm-1pm*

Are you interested in working in Anne Arundel County? Did you know they have a very active local Affordable Housing Coalition? Join us for a Brown Bag Lunch session on June 15, 2022 from 12 – 1pm to learn about the advocacy work of the Anne Arundel Affordable Housing Coalition and the latest County housing initiatives. The new CEO of the County's Housing Office (ACDS) will also join us to provide an overview of the County's new Housing Trust Fund and



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Workforce Housing Zoning regulations.

More information and registration [HERE](#).

## DEI Corner

### *Member Spotlight: Keen Preservation Solutions*

Keen Preservation Solutions is a certified Baltimore City and Maryland MDOT M/WBE firm that provides project management support for affordable housing developers. The firm's founder - Sakinah Linder - has nearly fifteen years of experience working with nonprofit and for-profit affordable housing developers in the Baltimore-Washington metropolitan area. Sakinah also has extensive knowledge of HUD programs and other federal, state and local financial incentives designed for historic preservation and affordable housing preservation projects. Keen Preservation is guided by a commitment to help their clients create financially and physically sustainable housing projects--offering project management services from the feasibility analysis stage through construction close-out/final closing.

Howard County Housing

Maryland DHCD

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National Foundation for Affordable Housing Solutions

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Pax-Edwards

Quinn Evans

R4 Capital

Real Property Research Group

Red Stone Equity Partners

Somerset Development

Taft Mills

Victory Housing

Wells Fargo

#### NONPROFITS





*Executive Director Miranda Darden-Willems attended the bill signing ceremony for HB927/SB744, which will make state surplus property available for affordable housing development. Thank you Senator Hettleman and Delegate Palakovich Carr for sponsoring this legislation!*

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WELCOME NEW  
MAHC MEMBERS

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Will Pass, Comprehensive Housing Assistance Inc.

## MEMBER NEWS

Mission First Housing Group welcomes **Thomas Queenan** into his new role as Chief Executive Officer! Thomas brings over 30 years' experience in project and operations, finance, IT and Data Management, and Human Resources and Facilities to Mission First Housing Group. Congratulations, Thomas!

Congratulations to **Trudy McFall** on her retirement after over 40 years in leadership positions in Affordable Housing in Maryland! Trudy came to Maryland in 1981 as Director of the Community Development Administration where she served 13 years and helped create and implement most of the existing federal and State housing programs. In 1994 she and Nancy Rase founded Homes for America which she served as Chairman for 27 years until her recent retirement. HFA has become one of the most productive and well regarded affordable housing development organizations in the Mid-Atlantic states with over 70 apartment complexes. She is also a Past President of MAHC and helped create the Rental Housing Works Program and remove the local approval requirement. We

thank Trudy for her dedication to our industry and wish her a happy retirement.

**Mary Grace Folwell** recently rejoined the Ballard Spahr Real Estate Department's office in Washington, D.C. Mary Grace is an affordable housing lawyer who has worked in private practice as well as counsel for a housing authority and general counsel for a national property management company.

Congratulations, **Sam Leone**, on your promotion with Conifer Realty! Sam has been promoted to president where he is responsible for the company's strategic direction, culture, growth, overall management of the company and overseeing strategic growth opportunities, including new development, strategic partnerships and investment.

**Joshua Schonfeld** recently joined Tiber Hudson as partner for the Washington D.C.-based firm. Joshua's practice focuses on multifamily housing with attention to affordable housing finance. Congratulations, Joshua!

#### FUNDING AVAILABLE

#### USDA Releases Housing Preservation Grants RFA

The U.S. Department of Agriculture (USDA) released the Fiscal Year 2022 [Request for Applications](#) (RFA) for its Section 533 Housing Preservation Grant, which funds the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens. Applications are due by 4:30 p.m. on July 11.

#### New Construction/Preservation of Existing Rental Housing NOFA - Round Three

The Baltimore City Department of Housing & Community Development (DHCD) is making up to \$6 million available from the Affordable Housing Trust Fund to support the new construction of affordable rental housing and/or rehabilitation of existing affordable housing rental projects. This is the third NOFA made available from the AHTF for this purpose. This NOFA includes a designation of 10% for emerging developers, who are defined as: Developers who have completed at least three (3) and no more than five (5) projects.

The application period for this NOFA will be open from April 27, at 12 pm through June 10, 2022, at 4:00 pm (submission deadline). NOFA applications will only be accepted through the [application portal](#).

For updated NOFA guidelines click [here](#).

## INDUSTRY NEWS

### **Montgomery County Officially Adopts Building Energy Performance Standards** *May 3, 2022 | Maryland*

The unanimously passed "Building Energy Performance Standards" legislation bill was introduced as Montgomery County law by County Executive Marc Elrich on May 2nd. With a focus on energy conservation and carbon pollution reduction, the new law expands on the existing Benchmarking law to satisfy demands of lessening energy usage. Included in these energy-saving standards are county owned, commercial and multi-family buildings.

Read full report [here](#).

### **Affordable Housing Summit** *June 14th - 15th, 2022 | 8 AM - 12 PM PT*

International Living Future Institute just announced the agenda for their Affordable Housing Summit. Hear from keynote speakers Dana Bourland, Nathaniel Smith, and Jonathan Wilson, as well as many other inspiring leaders at this virtual event.

For event agenda and registration, [click here](#).

### **2022 Affordable Housing Symposium** *Co-hosted by the Affordable Housing Tax Credit Coalition and Housing Advisory Group*

*Wednesday, June 15, 2022 | 8:00 am to 6:30 pm ET*

Attendees will hear remarks from U.S. Department of Housing and Urban Development (HUD) Deputy Secretary Adrienne Todman, Special Assistant to the President for Housing and Urban Policy Erika Poethig, and Affordable Housing Credit Improvement Act lead sponsors Sen. Todd Young (R-IN) and Reps. Suzan DelBene (D-WA) and Jackie Walorski (R-IN).

For full event information and registration, [click here](#).

## WHAT'S GOING ON AT MARYLAND DHCD

## **NOW OPEN: State Revitalization Programs Application Portal**

*Application deadline is Wednesday, July 13, 2022, at 3 p.m.*

These programs offer funding to support local housing, community and economic development and other revitalization projects. They are part of the department's commitment to helping the state's local governments and nonprofit agencies achieve their community revitalization and economic development goals.

Specifically, Governor Hogan's Fiscal Year 2023 budget includes the following for State Revitalization programs:

- Community Legacy: \$8 Million Capital
- Strategic Demolition Fund – Statewide: \$9 Million Capital
- Strategic Demolition Fund – Project C.O.R.E. (Creating Opportunities for Renewal and Enterprise): \$21 Million Capital
- Baltimore Regional Neighborhood Initiative: \$12 Million Capital
- National Capital Strategic Economic Development Fund: \$7 Million Capital
- Seed Community Development Anchor Institution Fund: \$10 Million Capital

If this is your first time applying to one of the aforementioned State Revitalization Programs, contact a [regional project manager](#) for more information and to determine your eligibility.

**Applications are due on Wednesday, July 13, 2022, at 3 p.m.**

Community Legacy and Strategic Demolition Fund-Statewide projects must be in a Sustainable Community, or in an Opportunity Zone in Allegany, Garrett, Somerset and Wicomico Counties.

In addition to being located in a Sustainable Community, BRNI projects should be located in an area targeted by an eligible BRNI applicant.

National Capital Strategic Economic Development Fund applicant projects should be in Sustainable Communities located: 1) in Prince George's County, at least in part, within the boundary created by interstate 495 in the State and the District of Columbia; OR 2) in Montgomery County, within an Enterprise Zone or the boundary created by: a) Prince George's County, b) Maryland Route 200, c) Interstate 270, d) Interstate 495 to the Maryland state line, and e) The District of Columbia.

Seed Community Development Anchor Institution Program projects must be located in an area of blight and support the improvement of a neighborhood that surrounds an anchor institution. Projects do not need to be located inside of a Sustainable Community, but projects in Sustainable Communities will be given priority consideration for funding.

To see your jurisdiction's Sustainable Community or Opportunity Zone boundaries, use the [online revitalization mapping tool](#).

Projects should help achieve the strategies outlined in a local government's [Sustainable Communities plan](#).

Application training will be held via webinar on Wednesday, May 25. [Register for application training and to view additional program and application information](#).

## PROJECT SPOTLIGHT

### **Renaissance Row, Baltimore, MD**

Pennrose, Park Heights Renaissance (PHR), Housing Authority of Baltimore City, and local and state officials celebrated the grand opening of Renaissance Row apartments, an 84-unit affordable, mixed-use community in the historic Park Heights neighborhood of Baltimore. The brand-new community transformed blighted housing at the intersection of Park Heights and Rosewood Avenues to create one-, two-, and three-bedroom apartments for mixed-income families.

The new community will help alleviate the affordable housing crisis in Baltimore, where the Department of Housing & Community Development estimates that over twenty percent of households are spending more than half their income on housing annually. Of the total units at Renaissance Row, eight are set aside for residents earning up to 30% of the Area Median Income (AMI) and 76 units are reserved for residents earning up to 60% AMI.

The project developers are Pennrose and Park Heights Renaissance, Commerical Construction served as the General Contractor for the project, Moseley Architects designed the project, and the Energy Consultant was Pando Alliance. Pennrose will also manage the property.

Read more about this beautiful affordable property [here](#).



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