



## MAHC Welcomes New Board Members for FY2023

As the FY22 year comes to a close, MAHC would like to thank our outgoing Board Members **Miles Cary**, **Kathy Ebner**, and **Clif Martin** for their service on the Board. We also want to give a special thank you to **Jessica Zuniga** for serving as the Board President for the last two years. At the same time, we would like to welcome our newest Board

### UPCOMING EVENTS

**MAHC & Leading Age MD  
July Happy Hour**  
July 21, 2022  
5pm-7pm  
Guinness Brewery, Halethorpe  
**SOLD OUT**

**Development Committee**  
Monthly meetings 1st Fridays  
Next meeting 8/5

Members for FY23 - **Marsha Blunt, Mary Claire Davis, Mike Font, Dana Johnson and Brian Lopez**. Officers for the upcoming year include Christine Madigan, President; Tom Ayd, Vice President; Myles Perkins, Treasurer; and Catherine Stokes, Treasurer.

## FY23 HUD Budget Passes the House

On June 23, the House Appropriations Subcommittee on Transportation, and Housing and Urban Development and Related Agencies (THUD) **approved by voice vote** its fiscal year (FY) 2023 spending bill. The FY23 legislation would provide \$62.7 billion for HUD, which is an increase of \$9 billion above FY22, providing robust funding levels for key housing and community development programs. The bill includes \$31 billion for Tenant-Based Rental Assistance, which is \$3.6 billion above FY22 and includes \$1.1 billion to expand housing assistance to more than 140,000 low-income families; \$14.9 billion for Project-Based Rental Assistance for an increase of \$1 billion over FY22; \$8.7 billion for public housing, an increase of \$282 million over FY22; \$3.3 billion for Community Development Block Grants, which is level with FY22; \$1.7 billion for the HOME Investment Partnerships Program, an increase of \$175 million above FY22; and \$45 million for Section 4, a \$4 million increase over FY22.

Additionally, the bill includes \$60 million for competitive economic development grants for climate resilience projects, as well as \$75 million to public housing agencies (including competitive grants) to improve climate resilience of public housing through higher energy or water efficiency.

The House is working to mark up and pass its appropriations bills, but the Senate has not yet released any proposals for FY23 appropriations.

### 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 9/15

### DEI Committee

Monthly meetings 1st Mondays  
Next meeting 7/18

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

# DEI Corner

## FHFA Releases Equitable Housing Finance Plans

The Federal Housing Finance Agency (FHFA) published Equitable Housing Finance Plans from [Fannie Mae](#) and [Freddie Mac](#) for 2022-2024. The new plans both focus heavily on using Special Purpose Credit Programs that allow lending to specific demographics without violating Equal Credit Opportunity Act provisions.

FHFA announced the plans in tandem with the agency's updated [Pilot Transparency policy](#). FHFA highlighted its commitment to transparency of pilot programs operated by the Enterprises and the vital role they play as tools for testing permanent policy. Under the new policy, active pilots will be listed with name, description, status and scope on each Enterprise's website for public view.

## KeyBank Provides \$20M to Advance Racial Equity with Real Estate Development

KeyBank Community Development Lending and Investments (CDLI) provided a \$20 million term loan to Enterprise Community Loan Fund Inc. (Enterprise) to support [Equitable Path Forward](#), a \$3.5 billion nationwide initiative to help dismantle the legacy of racism in housing.

Anchoring the initiative is a \$350 million Growth Fund composed of loans, equity and grants, for Black, Indigenous and people of color (BIPOC) developers to support affordable and workforce housing projects across the United States, according to the [press release](#). KeyBank's partnership with Enterprise furthers its relationships with community development financial institutions (CDFIs), allowing financial institutions the opportunity to directly invest in projects that support racial equity in under-invested communities of color.

## NLIHC Launches New "Summer of IDEAS" Racial Equity Website and Event Series

NLIHC has launched a new website and free event series, "[Summer of IDEAS](#)." The Summer of IDEAS (Inclusion, Diversity, Equity, Anti-racism, and Systems-thinking) educational event series aims to showcase and amplify stories about the social and economic issues facing marginalized communities in the U.S. The series pairs narrative and new media projects with discussions on topics such as housing disparities, race and poverty, environmental racism, and voter suppression led by prominent voices in these areas. Learn more [here](#).

[Read full article](#)

## Member Tip: How to Add Members to your MAHC membership account

Except for the Consultant and Student member categories, your MAHC membership is available for anyone in your company. There is no limit to the number of members who can register under your company account, but one person at your company is assigned as the key contact or “Bundle Administrator”. This person can update the company membership on our website. After logging in, the Bundle Administrator can:

- **ADD an individual to the account:** The Bundle Administrator can add an individual to your account if the individual is already in our database. Select Add Member and a list of individuals – who are not in the existing membership – will appear from which the selection can be made. If an individual is not listed, simply email us their name and email so we can add them to the database.
- **REMOVE an individual from the account:** Email us the first and last name of the individual to be removed from the bundle. We will update their online profile.

As a reminder, when an organization adds an individual to their bundle, the individual and Bundle Administrator receive an email confirmation.

### MEMBER NEWS

Congratulations to **Pennrose** and the **Housing Authority of the City of Annapolis** (HACA) on the grand opening of Wilbourn Estates, formerly Newtowne 20, in Annapolis which includes 78 new apartments, a 3,500SF community clubhouse, and passive and active recreation spaces!

**Conifer Realty** has been awarded the 2022 Developments of Distinction Award by Novogradac for their newest development, Westminster Way, a 55-apartment mixed-income affordable housing in Westminster, MD. Congratulations!

### FUNDING AVAILABLE

**Project Restore Accepting Next Round of Applications in Early July**

[Project Restore](#) will provide \$25 million to fill vacant retail and commercial buildings and support business investment, job creation, and economic growth in Maryland's communities. Businesses opening or expanding into vacant retail and commercial properties may be eligible for Project Restore grants from the Maryland Department of Housing and Community Development. Project Restore grants can help new and growing businesses with rent payments and operating costs in their first year.

Project Restore provides two grant opportunities for businesses, including nonprofits, that are expanding, moving to or opening in a property that was previously vacant for at least six months:

**Property Assistance Grant:** Provides up to \$30,000 for one year to support costs associated with rent, mortgage payment or property improvements as applicable.

**Business Operations Grant:** For businesses that generate sales and use tax, provides up to \$250,000 per calendar year to support capital (property improvements, equipment etc.) and operating (staff salaries, marketing, inventory etc.) costs associated with business operations in the vacant property.

Please visit [Project Restore's website](#) for more details and how to apply.

## INDUSTRY NEWS

### New Report on the State of the Nation's Housing

On June 24, the Harvard Joint Center for Housing Studies (JCHS) released its latest [The State of the Nation's Housing report](#). Some of the report's key findings include: housing and utility costs hit record highs, exacerbating the affordability squeeze; cost burdens are widespread among renters and vulnerable households; mismatch between demand and availability of rental assistance persists; and climate-driven housing challenges remain a looming threat.

### Understanding the Community Reinvestment Act Modernization Proposal

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July 12, 2022 | 10 AM – 11:15 AM

**Register here**

Join the Federal Reserve Bank of New York for a virtual event on the proposed Community Reinvestment Act (CRA) regulations. At this event, hosted by the FDIC, OCC and the Federal Reserve, presenters will provide an overview and answer questions about the proposed updates to CRA regulations. For more information, visit the Federal Reserve Board's [webpage](#). The deadline for submitting comments is **August 5, 2022**.

## WHAT'S GOING ON AT MARYLAND DHCD

### **APPLY TODAY: State Revitalization Programs Application is Open**

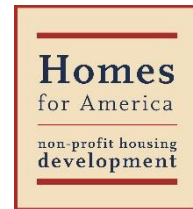
*Application Portal to Close in Two Weeks on Wednesday,  
July 13, 2022, at 3 p.m.*

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

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- Seed Community Development Anchor Institution  
Fund: \$10 Million Capital

If this is your first time applying to one of the 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

Conifer Realty  
Gallagher, Evelius & Jones  
Hamel Builders Inc.  
Howard County Housing  
Maryland DHCD  
PNC Bank  
STUDIO 343  
Truist Bank

#### B R O N Z E

Architecture By Design  
BCI Management  
Chase  
Chesapeake Contracting Group  
Delaware Valley Dev. Corp.  
First National Bank  
Foundation Development  
Habitat America  
Housing Authority of Baltimore City  
Hudson Housing Capital  
Humphrey Management  
Ingerman Management  
Morgan Keller Construction  
Moseley Architects  
National Foundation  
for Affordable Housing Solutions  
Pando Alliance  
Pax-Edwards  
Quinn Evans  
R4 Capital  
Real Property Research Group  
Red Stone Equity Partners

government's [Sustainable Communities plan](#).

[View additional program and application information.](#)

## 2022 Low Income Housing Tax Credit Program Income and Rent Limits

The Maryland Department of Housing and Community Development has posted the [2022 Low Income Housing Tax Credit \(LIHTC\) Program Income and Rent Limits](#) to their website.

The Low Income Housing Tax Credit (LIHTC) income limits apply only to properties with a Placed in Service (PIS) Date of April 18, 2022 or later. If a tax credit property placed in service before this date, please refer to the income limit calculator on the [Novogradac](#) website to ensure that the property is using income limits that take into account the Hold Harmless provisions under the Internal Revenue Code. The Hold Harmless Limits may be higher than the current income limits.

Email [alvin.lawson@maryland.gov](mailto:alvin.lawson@maryland.gov) or call 301.429.7718 with any questions.

## PROJECT SPOTLIGHT

### Meade Village, Severn, MD

In 2016, the Housing Commission of Anne Arundel County (HCAAC) was approved to complete a RAD conversion of the aging community from public housing to a public/private partnership that would allow for financing and funding from a more stable source. They received \$65 million in funding from the agency, investors, the county and state for the renovation and construction of 24 additional units.

The property was built in 1970, and during the 1980s, the community became seriously troubled and at-risk due to crime, high vacancies, and poor management. With a

Somerset Development  
Taft Mills  
Victory Housing  
Wells Fargo

## NONPROFITS

AHC of Greater Baltimore  
CHAI  
Cinnaire  
Episcopal Housing  
MAHRA  
Milford Housing Development Corp.  
Mission First Housing  
NHP Foundation  
The Community Builders

## WELCOME NEW MAHC MEMBERS

M&T Bank  
Walker & Dunlop  
Sharonda Huffman, Maryland  
Inclusive Housing



change of agents, the community began to turn in a positive direction in the 1990s. The community has since built strong relationships and partnerships that have created more holistic, helpful, and hopeful lifestyles for the residents.

Meade Village is home to 224 families, including over 300 children. Services provided on-site include a Boys and Girls Club, a Head Start Center, a Career Connection Center, a Family Self Sufficiency Program, a CHOICES Improvement Program, and a Healing Youth Alliance, among others.

Zavos Architecture and Design was the project Architect, Pando Alliance served as the Energy consultant, and the project was constructed by the Whiting-Turner Contracting Company.



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