



Don't Miss the MAHC Annual Meeting

October 13 | The Atreeum at Soaring Timbers | 8am-11am

We are excited to return in person for the MAHC Annual Membership Meeting on Thursday, **Oct. 13, 2022** from 8:00 a.m. - 11:00 a.m. at The Atreeum at Soaring Timbers in Annapolis, MD. This is our biggest event of the year, so please join us to learn about important industry and policy updates. We will also give a fond farewell and have a final address from DHCD Secretary Ken Holt, provide an overview of MAHC's 2023 Legislative Agenda, hear the latest housing policy news from Capital Hill, present the annual MAHC Housing Awards, and give you plenty of time for networking.

Additional speakers to be announced.

Tickets are limited and only available to MAHC members. The cost is \$135 through September 19, 2023. After that, the price will increase to \$150.

[Register here](#)

MAHC Award Nominations are Now Open

Apply for a MAHC Housing Award by September 19

The **Innovation Award** celebrates innovation within the affordable rental housing community in Maryland. The award is given to a housing project, program or activity that is cutting edge or advances the state of affordable rental housing in Maryland.

[Innovation Award Nomination Form](#)

The **Housing Person of the Year Award** recognizes a MAHC Member who has made significant contributions to affordable rental housing in Maryland and worked to help advance the interest of the affordable rental housing community through advocacy, participation in policy or program improvements, or other volunteer efforts that have benefitted housing for low and moderate income persons.

UPCOMING EVENTS

MAHC September Happy Hour

September 27, 2022
5pm-7pm
Jailbreak Brewing
[Register here](#)

MAHC Annual Membership Meeting

October 13, 2022
8am-11am
The Atreeum at Soaring Timbers
[Register here](#)

Development Committee

Monthly meetings 1st Fridays
Next meeting 10/7

Property Management Committee

Monthly meetings 2nd Wednesdays
Next meeting 9/14

Construction & Design Committee

Quarterly meetings
Next meeting TBA

Resident Services Committee

Quarterly meetings 3rd Thursdays
Next meeting 9/15

DEI Committee

Monthly meetings 1st Mondays
Next meeting 10/3

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

September Happy Hour

September 27 | Jailbreak Brewing | 5pm-7pm

Please join us for the September Happy Hour at Jailbreak Brewing in Laurel, MD on **September 27, 2022** from 5:00 - 7:00 p.m. to network with your peers. This is a casual event for MAHC Members to meet in person. Appetizers will be provided, and there will be a cash bar.

[Register here](#)

Highlights from MAHC August Bowling Happy Hour @ Crofton Bowling Centre





DEI Corner

Member Spotlight: Telesis Corporation

Telesis Corporation plans, finances and creates urban communities that are livable, beautiful, civil, and safe. We bring together many strong partners: community residents and civic leadership; businesses and banks; public agencies and private financing investors to achieve large scale urban regeneration. Founded in 1985, we have financed, developed, or planned over \$2.8 billion in more than 25 neighborhood transformations around the country with over 17,000 units of housing and a diversity of commercial and civic uses. Telesis CDE has financed over \$120 million in New Market Tax Credits investments.

Telesis is a certified “B Corp”. B Corps are for-profit companies certified to meet rigorous standards of social and environmental performance, accountability, and transparency who use the power of business to solve social and environmental problems. The organization is also a recognized Women-owned business maintaining WBE status in Baltimore City and national recognition as a WBE with NWBOC.

DFHFA Announces Intent to Establish a Federal Advisory Committee on Affordable, Equitable and Sustainable Housing

On August 23, the Federal Housing Finance Agency (FHFA) announced the intent to establish a [Federal Advisory Committee on Affordable, Equitable and Sustainable Housing](#) to provide guidance around regulatory or policy changes to address those housing issues. The committee will focus its activities on the role of FHFA’s regulated entities, including Fannie Mae, Freddie Mac, and the Federal Home Loan Banks (the Government-Sponsored Enterprises, or GSEs) in supporting liquidity and funding in the single-family and multifamily housing markets.

Following publication in the Federal Register, FHFA will be seeking applications and nominations for members, prioritizing relevant expertise related to the GSEs. To ensure diversity in the views represented by members, experience in at least one of the following areas will be required: fair housing, fair lending, or civil rights; single-family lending, servicing, development, mortgages, or capital markets; multifamily lending, servicing, development, mortgages, capital markets, or investments (i.e. Low-Income Housing Tax Credits); consumer, tenant, or community advocacy; market technology; state, local, or tribal

government housing policies and programs; and academic or non-academic affiliated housing research.

[Read the full Federal Register notice for further details.](#)

Building the CRE Workforce of the Future

Creating a More Inclusive Industry for All

Commercial Real Estate Women (CREW) Network is the world's leading producer of research on gender and diversity in commercial real estate. It develops research papers annually and publishes a benchmark study every five years to provide valuable insights and data focused on advancing gender equity, diversity, and inclusion.

Building the CRE Workforce of the Future provides information, insights, and best practices on the following topics: pay equity, inclusion, retaining workers, work/life balance, wellbeing, advancing women, hybrid work, return to office, and finding talent in a complex and competitive environment. And while the focus of this paper is on women and those who identify as women, the impact of these workplace practices and their interconnection applies to any company wanting to create a more inclusive, supportive, vibrant, productive, and innovative workforce.

[Read the full research paper](#)

MEMBER NEWS

Congratulations to **Mark Kelehan** on the recent promotion to Vice President of Affordable Housing with **Harkins Builders, Inc.** Mark's career with Harkins Builders began in 1989 as an assistant manager trainee, and throughout the years, his roles as project manager, senior project manager, and project executive have lead him to become the leader he is today.

FUNDING AVAILABLE

Applications for MAHT Funding Are Due Next Week

The Maryland Affordable Housing Trust (MAHT) enhances and supports affordable housing projects throughout the state. The MAHT Board plans to make awards at a maximum of \$75,000 per grant. Applications are due **September 8, 2022**.

Please see the [MAHT fact sheet](#) for more information

AHTCC 2022 Fall Meeting and Charles L. Edson Tax Credit Excellence Awards

September 20, 2022 | 9 AM - 5 PM | Ronald Reagan Building and International Trade Center

The annual Charles L. Edson Tax Credit Excellence Awards ceremony will take place at the Affordable Housing Tax Credit Coalition's fall meeting in Washington, DC on **September 20, 2022**. The Edson Awards recognize outstanding affordable housing developments and organizations that have demonstrated especially impactful use of the Low-Income Housing Tax Credit.

The event will feature topics on the 2022 Midterm Election Outlook with pollsters [Anna Greenberg](#) and [Bill McInturff](#); The presentation of [2022 Edson Awards](#); Conversation with Congressional Staff about the legislative agenda for 2022 and beyond; Discussion of Housing Credit investment hot topics; Administration issues impacting the Housing Credit; And policy and advocacy updates. After the event, all attendees are invited to a reception and dinner at the [Smithsonian's National Museum of the American Indian](#).

[Click here for tickets & full details](#)

HUD Publishes FY23 FMRs

HUD has just published the Fair Market Rents (FMRs) for FY23 which will be effective October 1. The methodology for calculating the FMRs was revised this year due to incomplete American Survey Data (see August BULLETIN). HUD incorporated private data in the calculation for the first time, whether such data will be used in the future is still to be determined. The FY23 FMRs, on average, represent a 10 percent increase over last year.

[Click here to view the FY23 FMRs](#). A fact sheet on the FY23 FMRs is [available here](#).



GOLD



Updated Section 3 Requirements for Contractors

September 8 - 1:30 - 2:30 p.m.

Maryland DHCD recently updated their Section 3 Compliance Manual and contract documents. They will host a virtual information session on **September 8, 2022** to review the updated Section 3 compliance requirements. All contractors are encouraged to attend and bring your questions. Go [HERE](#) to join the virtual meeting or join by phone at 1-267-553-4286.

Governor Hogan Announces Maryland's State Small Business Credit Initiative Programs Now Open

Three Agencies Partnering to Expand and Enhance State's Business Lending and Investment Programs

On August 23, 2022, Governor Larry Hogan announced Maryland programs funded by the State Small Business Credit Initiative (SSBCI) are open. Up to \$198 million in federal small business relief is being administered by three state agencies: the Maryland Department of Housing and Community Development (DHCD), the Maryland Department of Commerce, and the Maryland Technology Development Corporation (TEDCO). These agencies will use funds to expand and enhance nine existing state business lending and investment programs.

[Read full press release](#)

PROJECT SPOTLIGHT

Taneytown Crossing, Taneytown, MD

Taneytown Crossing is a new community of townhouse and apartment homes developed by **Pax Edwards, LLC** and **Foundation Development Group, LLC**. Located in the City of Taneytown, the community brings quality, affordable housing options to Carroll County. The project features 32 one-, two-, and three-bedroom apartments and townhomes reserved for residents earning up to 50% AMI and 4 market rate units.

Located off Main Street, Taneytown Crossing is just steps away from the quaint shops, dining, and recreation of the



SOUTHWAY
BUILT WITH INTEGRITY



WODA COOPER COMPANIES

SILVER

AGM Financial Services

Ballard Spahr

Bozzuto Construction

Hooten Construction

Conifer Realty

Gallagher, Evelius & Jones

Hamel Builders Inc.

Howard County Housing

Maryland DHCD

PNC Bank

STUDIO 343

Truist Bank

BRONZE

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

historic downtown area. Residents enjoy conveniences like in-home washers & dryers, fully appointed kitchens with dishwashers and microwaves, walk-in closets, and expansive floorplans – some over 1,400 square feet. The community boasts a playground, pet park, clubhouse, TV lounge area and business center. Taneytown Crossing is a Certified National Green Building Standards Bronze and Energy Star community.

Taneytown Crossing was designed by **Moseley Architects**, built by **Southway Builders**, and is managed by **Humphrey Management**.



National Foundation
for Affordable Housing Solutions

Pando Alliance

Pax-Edwards

Quinn Evans

R4 Capital

Real Property Research Group

Red Stone Equity Partners

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

BFW Construction

HDC Mid Atlantic

Lincoln Avenue Capital

Maryland Inclusive Housing

Stone Sherick Consulting Group

Further Your Real Estate Career at the University of Baltimore

The University of Baltimore serves working professionals and career-minded students. Their flexible and affordable

education will help you gain the skills you'll need to start or advance your career on a schedule that meets your needs at a fraction of the cost of other institutions. The Real Estate and Economic Development (REED) Program is a specialization within the Merrick School of Business. The school is currently enrolling students and working professionals who are interested in building a skill-set for affordable housing property management or real estate development.

[Learn more](#) about the Undergraduate Admissions process and how to apply to the University of Baltimore.

Applicants who wish to enroll in courses may be admitted to the University as [non-degree students](#).

For more information, visit www.ubalt.edu/realestate or contact the Program Director, Dr. Seema Iyer at 410.837.5797 at siyer@ubalt.edu