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MAY 2022 NEWSLETTER





## Highlights from the MAHC Breakfast with the Secretary

It was great to host our first in-person gathering in two years last week as 200 MAHC members and CDA staff gathered to celebrate the end of the Legislative Session and present the DHCD Housing Awards. At the Breakfast, Secretary Holt announced a number of new programs in response to rising interest rates and increased construction costs that have impacted developers tremendously since the COVID Pandemic hit. The Department is increasing the max RHW loan amount to \$3.5 million, based on unit count. They also created a Multifamily Capital Fund to provide additional RHW resources for 4% LIHTC/Bond deals with a high public purpose. The new Emerging Developer Fund will promote capacity building, equity and inclusion and provide pre-development funds for emerging developers. The new

### UPCOMING EVENTS

#### **MAHC/CDN 2022 Legislative Session Wrap-up (virtual)**

May 9, 2022  
12:00pm - 1:00pm  
Register [HERE](#).

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

May 11, 2022  
Game On Bar + Arcade  
Annapolis, MD  
5:00pm - 7:00pm  
Register [HERE](#).

#### **ONGOING MEETINGS:**

#### **Property Management Committee**

Monthly meetings 2nd Wednesdays  
Next meeting 5/11 @ 12:30 p.m.

#### **Development Committee**

Monthly meeting 1st Fridays  
Next meeting 5/6 @11:00 a.m.

Construction Relief Program will provide additional gap funding for 4% LIHTC/Bond deals, and the new Development Relief Fund will provide additional gap funding to 9% LIHTC projects. Additional information and applications will be available soon. This was much welcomed news to the majority development crowd in attendance at the Breakfast!

DHCD also presented their annual Housing Awards, and MAHC congratulates this year's winners! The Construction Excellence Award was given to Woodlands at Reid Temple (Whiting Turner/Wiencek + Associates); Osprey Property Company received an award for Excellence in Affordable Housing Preservation for their 22 Light St. project; and Trudy McFall, Co-founder and Chairman Emeritus of Homes for America, received the Housing Leadership Award.



**Construction & Design Committee**

Quarterly meetings @10 a.m.  
Next meeting in June

**Resident Services Committee**

Quarterly meeting 3rd Thursdays  
Next meeting 6/16 @10:00 a.m.

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

**THANK YOU TO OUR 2022 SPONSORS**

DIAMOND



GOLD

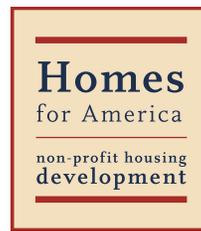




## 2022 Legislative Session Wrap-up

Legislative Session came to an end a few weeks ago, and we are happy to report that DHCD received record funding in the Capital Budget for rental housing programs. The Budget includes \$66.5 million for the Rental Housing Program (RHP), \$42 million for Rental Housing Works (RHW), and \$12 million for the Partnership Rental Housing Program (PRHP). An additional \$30 million for RHP was added through bill language and will be provided from individual tax revenues, bringing the total RHP funding to \$96.5 million.

 **HARKINS**



**Klein Hornig LLP**



**PENNROSE**  
Bricks & Mortar | Heart & Soul



  
**WODA COOPER COMPANIES**

**SILVER**

AGM Financial Services

Ballard Spahr

Bozzuto Construction

Hooten Construction

Conifer Realty

Gallagher, Evelius & Jones

Hamel Builders Inc.

Additionally, Prince George's County received \$20 million in state funding for their Housing Investment Trust Fund and Right of First Refusal Preservation Fund.

Key legislation that passed the General Assembly that are of interest to our members include:

- HB86/SB6 – Tenant Protection Act of 2022. Relates to master metered utility billing, allowing tenant groups to meet on the property, and allows victims of abuse to terminate their lease early.
- HB174- Repossession for FTPR – Requires proof of compliance with lead paint regulations/Lead Rental Certification. Effective 1/1/2023.
- HB521 – Repossession for FTPR – Tenants can petition the court to shield their records related to FTPR if the failure was related to a COVID income loss. Applies to filings from 3/5/2020-12/31/2021.
- SB662 & SB279/HB571 - Access to Counsel bills that passed and provide additional funding for Maryland Legal Services.
- HB824/SB629 – Will provide monthly eviction data reporting by Maryland Judiciary to DHCD.
- HB878- creates a Housing Opportunities Trust Fund in Howard County.
- HB927/SB744 – MAHC-supported bill that will make surplus State properties available for sale/donation/lease to developers for affordable rental or homeownership housing.
- HB932/SB592 – Right of Redemption of Leased Premises – landlords have to accept government payments on behalf of tenants as rent (landlords are not required to sign contracts required by local govt for ERAP \$ as part of accepting the payment).
- SB384- Stay of Eviction Proceeding. Judge can stay an eviction case up to 35 days if the defendant can show they have applied for rental

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

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

assistance before or within 30 days after the written complaint was filed. Sunsets 9/30/2025.

- SB563 – Actions to Repossess. Landlord must show evidence of rental license (in jurisdictions where required) to file for eviction. Effective 10/1/2022.
- SB528 – Climate Solutions Now Act of 2022. Large buildings must meet greenhouse gas reduction targets including a 60% reduction below 2006 emissions by 2031 and net zero by 2045.

Join us on **May 9, 2022** from 12:00 - 1:00 p.m. for a joint **Legislative Wrap-up event** with CDN to talk more about the outcome of the 2022 Legislative Session and what changes are coming in 2023. We will also have an update from Capital Hill. Register [here](#).

## MAHC Happy Hour Series Returns

Join us for the first happy hour of 2022 at the new Game On Bar + Arcade in Annapolis for some retro fun and games! These are informal happy hour events that will be popping up monthly and provide an opportunity for members to network.

The first happy hour will be held on **May 11, 2022** from 5:00pm - 7:00 pm. Register [here](#).

## DEI Corner

*Member Spotlight: Pando Alliance*

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

Atlantic Pacific Communities

Baltimore Community Lending

Cameron Group

C.L. McCoy Framing Company

Nicole Earle, Dominion

Fairfield Residential

Innova Services Corp.

Clay Kirby, Kirby Development

SC&H Group

Pando Alliance was established in 2010 by Janice Romanosky who was later joined by Thiel Butner, now Managing Partner. They provide energy and sustainability consulting services to affordable housing developers throughout the region and are based in Ellicott City, MD. Pando Alliance is MBE/WBE certified by the State of Maryland, Baltimore City and Prince Georges County, as well as VA and PA. Now a company of 16, Pando's continued growth stems from a tireless commitment to attentive client service, backed by deep expertise in a rapidly changing industry. They are proudly celebrating their third consecutive year as an Energy Star Partner of the Year and are long time supporters and active members of MAHC.

### *New DHCD Emerging Developer Fund*

Last week, DCHD announced that they are creating a new Emerging Develop Fund as part of an initiative to promote capacity building, equity, and inclusion. Emerging developers can receive pre-development loans for projects that revitalize communities, increase affordable housing, reduce greenhouse gas emissions, and expand economic opportunities for Maryland residents and businesses. Awards will be made on a competitive process and applications will be available this summer, so stay tuned for more details.

## MEMBER NEWS

### **Prince George's County Exercises Right of First Refusal Tool to Preserve Affordable Rental Housing in Largo Town Center**

**Largo, MD** --- The Prince George's County Department of Housing and Community Development (DHCD) utilized its [Right of First Refusal](#) to purchase the property formerly known as Camden Largo Town Center, a 245-unit multi-family apartment building, located at 9701 Summit Circle, Largo, Maryland. Ninety-eight units will remain affordable. According to [County Resolution CR-51-2015](#), the County may exercise its Right of First Refusal (ROFR) when an owner of a multi-family rental facility of 20 units or more intends to sell a multifamily property. DHCD has the authority to purchase the property or assign its rights in an effort to stabilize, preserve, and expand housing opportunities for low- and moderate-income households and increase the availability of quality affordable rental housing in designated areas of the County.

Read full press release [here](#).

## **Experienced Real Estate and Affordable Housing Attorney Joins Vorys in Washington, D.C.**

Vorys announced that Mo Smith has joined the firm as a partner in the Washington, D.C. office. Smith has more than a decade of experience helping developers in the acquisition, development, and disposition of complex multi-family affordable housing projects. He also has significant experience helping clients utilize a broad range of financing and real estate tools for development projects. Read full press release [here](#).

### INDUSTRY NEWS

## **NCSHA Housing Credit Connect 2022**

*June 21 - 24 | Chicago*

Attend Housing Credit Connect 2022 to explore new strategies in affordable housing development, finance, management, and compliance. NCSHA's event is a great opportunity to connect with Housing Credit industry leaders from around the country.

Register [here](#).

## **NLHA 50th Annual Membership Meeting**

*June 22-24 | Washington DC*

NLHA members will gather in Washington, DC on June 22-24. There will be a program for assisted housing professionals and also a variety of educational and best practice panels. Key HUD staff including Deputy Secretary Adrienne Todman have been invited to speak.

View more information and register [here](#).

## **NLIHC Releases “The Gap”: Millions of the Nation’s Lowest-Income Renters Struggle to Afford Homes**

NLIHC released today its annual report, [The Gap: A Shortage of Affordable Homes](#), finding the lowest-income renters in the U.S. face a shortage of approximately 7 million affordable and available rental homes. Drawing on multiple data sources, the report documents how the pandemic has exacerbated the housing crisis for the lowest-income renters. The report examines both short- and long-term policy interventions needed to

address the immediate housing impacts of the pandemic and the underlying shortage of affordable housing.

*Maryland Data*

**189,866**

Number of extremely low income renter households

**34**

Number of affordable and available rental homes per 100 extremely low income renter households

**72%**

Extremely low income renter households with severe cost burden

View more [Maryland data](#) and read [full report here](#).

**HUD Drafts Revisions to Chapter 9**

In an effort to ensure that HAP contracts are aligned with market rents and to streamline transactions where a HAP renewal is required, HUD is proposing a set of revisions to the Rent Comparability Study guidance. A revised version of Chapter 9 of the Section 8 Renewal Policy Guidebook has been posted to the Multifamily Housing Policy Drafting Table, and may be reviewed [here](#).

Please document any comments or suggested changes on this response [worksheet](#). Submit your feedback to HUD via email at [S8RPG@hud.gov](mailto:S8RPG@hud.gov). Written comments are due by May 23, 2022.

WHAT'S GOING ON AT MARYLAND DHCD

**Multifamily Housing Notice 22-8**

*2022 Competitive Round Update – Interest Rate*

Due the uncertainty in the current interest rate environment coupled with the extended interval between application and closing, the Department recognizes the challenge in

projecting interest rates for first-lien construction or permanent debt sources at the time of closing when submitting their initial application.

For the 2022 Competitive Round, applicants are still required to submit letters of intent, per section 3.6 of the Guide, but applications should assume a 5.5% interest rate for first-lien debt calculations, regardless of any quoted interest rate that may be indicated in the letter of intent.

As a reminder, applicants are now able to request up to \$3 million in Rental Housing Financing Programs Funds for the 2022 Competitive Round.

If you have any questions, please email [gregory.hare@maryland.gov](mailto:gregory.hare@maryland.gov) or call 301-429-7775.

### **HUD Awards Maryland Over \$6.9 Million in Housing Assistance for Marylanders with Disabilities**

*Funding will allow for the creation of subsidized rental housing for disabled and low-income residents*

**New Carrollton, Md.** - (April 21, 2022) - Over \$6.9 million in Section 811 project rental assistance has been awarded to the state of Maryland through the U.S. Department of Housing and Urban Development (HUD)'s Project Rental Assistance Program Grant. The 811 funds were awarded to fifteen other states in the country, totaling \$54.7 million in affordable rental assistance nationwide.

Read full press release [here](#).

## PROJECT SPOTLIGHT

### **Residences on the Lane, Downtown Rockville, MD**

Residences on the Lane is a newly constructed high-rise apartment community located in the heart of desirable Rockville Town Square offering affordable one- and two-bedroom units restricted to individuals over the age of 62. The Project was co-developed by The Housing Opportunities Commission of Montgomery County ("HOC") and Victory Housing, Inc. ("VHI"). The project contains 150 rent- and income-restricted apartments: 24 units serving households with incomes at or below 40% of Area Median Income (AMI), 88 units serving households with incomes at or below 60% AMI, 23 units serving households with incomes at or below 80% AMI, and 15 market rate units.

The Residences are steps away from an abundance of shopping, dining, entertainment and recreation options including the Rockville Library and only two blocks from Metro's Red Line and multiple bus routes. Units feature an abundance of natural lighting and expansive 9-foot ceilings. The interior design features modern two-tone cabinetry, white quartz countertops, subway tile backsplash, stainless-steel appliances, induction ranges, built-in microwaves, in-home washer and dryer, and Smart Lock keyless entry system. Project Amenities include a Fitness Center and Yoga Room, 24-Hour Package Service, Vending Room offering fresh food options, Maker Room- Craft & Creativity Space, Lounge Area w Wi-Fi, Cyber Café, Club Room, free internet service, and indoor parking garage.



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