

## NOVEMBER 2022 NEWSLETTER



### **MAHC's 2022 Annual Membership Meeting a Success**

#### UPCOMING EVENTS

##### **MAHC November Happy Hour**

November 16, 2022

5:00-7:00pm

Crooked Crab Brewing

Odenton, MD

[Register here](#)

##### **December 2022 Brown Bag Lunch**

December 2, 2022

12:00-1:00pm

Virtual

[Register here](#)

**MAHC Holiday Mixer**

It was great to see so many of you in person for the 2023 Annual Meeting - thank you to all who attended and helped us celebrate the work of our Members and wish a fond farewell to DHCD Secretary Ken Holt. If you missed the meeting, be sure to watch the tribute video we put together for him [here](#) to celebrate all that was accomplished during his tenure at DHCD. Thanks to everyone who supported this year's event, and a special thanks to our Door Prize Sponsors!

We also want to congratulate the 2022 MAHC Award Winners:

### Housing Leadership Award

Senator Guy Guzzone & Senator Sarah Elfreth



### President's Award

DHCD Secretary Kenneth Holt

December 8, 2022  
5:30-7:30PM  
Woodfall Greens  
Brooklyn Park, MD  
[Register here](#)

### Development Committee

Monthly meetings 1st Fridays  
Next meeting 12/2

### Property Management Committee

Quarterly meetings 2nd  
Wednesdays  
Next meeting 12/7

### Construction & Design Committee

Quarterly meetings  
Next meeting 1/11

### Resident Services Committee

Quarterly meetings 3rd Thursdays  
Next meeting 12/15

### DEI Committee

Monthly meetings 1st Mondays  
Next meeting 12/5

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



### **Housing Person of the Year Award**

Jessica Zuniga, Foundation Development/Humphrey Management



### **Innovation Award**

Four Ten Lofts, Baltimore, MD





# MAHC Holiday Mixer

December 8, 2022 | 5:30-7:30pm | Woodfall Greens, Brooklyn Park, MD

Please join MAHC for cocktails and conversation as we gather to celebrate the Holiday Season at Woodfall Greens, a workforce housing property owned by Enterprise in northern Anne Arundel County.

Registration is FREE and open to all MAHC Members. [Register here](#)

# MAHC November Happy Hour

November 16, 2022 | 5:00-7:00pm | Crooked Crab Brewing, Odenton, MD

Please join us for the last Membership Happy Hour of the year. This month we will meet at Crooked Crab Brewing in Odenton on November 16, 2023 from 5 - 7:00 p.m.

Pizza will be provided, and there will be a cash bar. [Register here](#)

# DHCD to Hold Listening Sessions on 2023 QAP

DHCD just announced they will hold a series of Virtual Listening Sessions to provide an overview of the 2022 Round and the State Housing Needs Assessment, solicit additional comments, and engage in dialogue regarding revisions to the Qualified Allocation Plan and Multifamily Rental Financing Program Guide for 2023 in preparation for a Spring/Summer 2023 Round. The meetings are scheduled for:

## Thursday, November 17 at 6:00 PM

Video call link: <https://meet.google.com/inj-sidq-mrt>

Or dial: (US) +1 260-638-0296 PIN: 771 133 289#

## Monday, November 21 at 12:30 PM

Video call link: <https://meet.google.com/owi-zvzu-sne>

Or dial: (US) +1 470-285-0153 PIN: 633 128 406#

[Read for more information](#)

# MDE to Hold Affordable Housing Stakeholder Meeting on Climate Solutions Act Implementation

The Maryland Department of the Environment (MDE) is holding a key stakeholder meeting for the affordable housing industry to discuss the Maryland Building Energy Performance Standards (BEPS), a key provision of the Climate Solutions Now Act of 2022. BEPS requires large buildings in Maryland (35,000 square feet and larger) to improve energy performance and achieve net zero direct greenhouse gas emissions by 2040. Reducing greenhouse gas emissions from the building sector is a critical part of achieving the state's and nation's goals to address climate change.

MDE is developing regulations to implement BEPS and wants to hear from stakeholders to inform their rulemaking. They want to hear from building owners/managers who will be covered by BEPS to learn about the challenges you face and ways in which regulations can be crafted to better reflect your needs to work together to reduce greenhouse gas emissions.

The virtual meeting will be held on **Wednesday, November 30th from 1:00 - 2:30 pm for Affordable Housing Providers** to share their expertise and perspective on their circumstances and challenges. [Please RSVP here.](#)

MDE intends to circulate draft regulations for public comment this winter, which will provide another opportunity for input before the regulations are finalized.

## DEI Corner

Enterprise Community Partners invites you to participate in [Enterprise's Housing as a Pathway to Justice Mid-Atlantic Work Group](#). Join the Work Group to share and learn expertise on the challenges and importance of housing persons with criminal legal system histories. Applications are due November 11, 2022.

### Member Spotlight: The Henson Development Company

*"Where there's a will, there's a way"* is Dan Henson's motto. **The Henson Development Company**, founded in 2000, is a family owned, Baltimore-based real estate development company that focuses on redeveloping distressed communities with an emphasis on mixed income housing. Henson Development is a fully integrated real estate development,

consultant and program management corporation led by Dan Henson. Henson Development is both MBE and DBE certified by MDOT and Baltimore City. They excel in structuring and implementing sophisticated mixed financing that includes LIHTCs, bonds, HOPE VI funds, Choice Neighborhood Initiative funds, municipal funds, developer equity and other private and public sources. Currently, they are working on two major projects that are changing the face of Baltimore: Perkins/Somerset/Oldtown (PSO), and Park Heights.

## MEMBER NEWS

Congratulations to **Conifer Realty, LLC** and **Park Height Renaissance** on Cold Spring Lane, the new 165-unit affordable multifamily development in Baltimore City and the first transit-oriented housing development in Park Heights.

Congratulations to **Episcopal Housing Corporation** and **Healthcare for the Homeless** on the recent grand opening of Sojourner Place, also in the Park Heights neighborhood of Baltimore City. Sojourner Place includes 35 units for individuals who were previously homeless and 35 units for households earning up to 50% AMI. Healthcare for the Homeless will provide services, and the United Way assisted with raising funds to furnish the units for the new residents.

## FUNDING AVAILABLE

### Multifamily Capital Fund Initiative Application Open

The Maryland Department of Housing and Community Development (DHCD) seeks proposals from qualified applicants to receive funding under its Multifamily Capital Fund (MCF) Initiative. This initiative aims to leverage other investments under the State Revitalization program, assist with large financing gaps, and capitalize on economic growth and development opportunities using the Department's Multifamily Bond Program (MBP) and 4% Low-Income Housing Tax Credits (LIHTC). Funding will be awarded competitively to nonprofit and for-profit sponsors of eligible housing projects.

The Department will make between \$25 - \$30 million available to fund approximately five projects through this initiative. Applications for the MCF Initiative are due no later than 2:00PM on November 30, 2022. Request for Proposals (RFP), including scoring criteria, can be found under application documents in the [Multifamily Library](#).

[Read full press release](#)

### 2022 Maryland General Election Results

MAHC congratulates Wes Moore and Aruna Miller, the next Governor and Lieutenant Governor of Maryland! We look forward to working with the Moore Administration to create more affordable housing across the State and to continue our work with DHCD to advance affordable housing policy and ensure the State financing programs meet our members needs. Many races across the State are still too close to call as mail-in ballots have not been counted yet, but you can view the current election results [here](#).

### Two Local Jurisdictions Considering Affordable Housing Legislation

Baltimore City's original Inclusionary Housing Policy was created nearly 15 years ago to encourage or require developers to set aside new housing units for income eligible renters. However, it was not very effective and only created 37 units of affordable housing so it was left to sunset on June 30, 2022. The City Council will be holding a hearing on a new proposed bill that will require any market rate developments receiving city assistance through financing or tax incentives to dedicate 10% of their project's units to income eligible households. The hearing is set for Tuesday, November 15th at 5:00 pm at City Hall. You can learn more about the bill and how to testify [here](#). This is a hybrid meeting, so you can testify in person, online or send in written testimony. [Click to testify](#)

The City of Annapolis Planning Commission is holding a public hearing on the proposed Workforce Housing legislation on November 17th at 7:00 pm via Zoom. This bill would allow by-right zoning approval for affordable rental housing developments where at least 60% of the units are set aside for household earning up to 120% AMI in most zones within the City. The first draft of the bill can be found [here](#) or for more information on how to submit testimony or sign up to testify virtually go [here](#). Please note an updated draft bill is expected soon.

### Anne Arundel Affordable Housing Coalition Holiday Event

December 15, 2022 | 5:00-7:00pm | Light House Bistro

The Anne Arundel Affordable Housing Coalition (AAHC) will host their annual holiday event on December 15, 2022. Please join them to celebrate the holiday season with food and libations at Light House Bistro in Annapolis. [Register](#)

## Final Average Income Test Rules and Housing Credit Deadline Extensions Issued as Part of Biden Administration Housing Supply Action

On October 7, The Biden Administration's Housing Supply Action plan was released and includes new guidance to provide flexibility to the Low-Income Housing Tax Credit (Housing Credit). The two new regulations, a final rule on the average income test, and extensions of Housing Credit program deadlines, will make more affordable housing developments financially feasible at a time when the need for affordable housing is skyrocketing.

[Read full press release](#)

## IRS Extends Placed-in-Service, Other LIHTC Deadlines

The IRS issued [Notice 2022-52](#), extending placed-in-service (PIS) deadlines by one year for allocations starting in 2019. It extends the reasonable restoration period in the event of casualty loss by 24 months and extends the correction period by 12 months. The notice also extends the ability for housing finance agencies (HFAs) to waive compliance monitoring for physical inspections and extends the notice period from 15 to 30 days through the end of 2022.

## White House Updates Progress on Housing Supply Action Plan

The Biden-Harris administration [announced](#) progress on implementing its [Housing Supply Action Plan](#). In addition to the Average Income Test regulations and the deadline extensions, The White House also announced, “Reforming and streamlining a financing program at Fannie Mae and Freddie Mac” and “continuing to promote more housing options near transit and other modes of transportation.” The announcement also highlights the steps Treasury took in July to enable more affordable housing development and preservation with State and Local Fiscal Recovery Funds (SLFRF) under the American Rescue Plan.

WHAT'S GOING ON AT MARYLAND DHCD

## Multifamily Capital Fund Initiative FAQs:

Frequently Asked Questions have been posted for the Multifamily Capital Fund Initiative under [Application Documents in the Multifamily Library](#).

THANK YOU TO OUR  
2022 SPONSORS





For further questions, please email [Cathy Waterman](#).

## Governor Hogan Announces Nearly \$72 Million For State Revitalization Program Awards

On October 21, Governor Larry Hogan announced new awardees for six state revitalization programs administered by DHCD. Nearly \$72 million was awarded to 224 projects and activities that promote community development and economic growth. Counties and jurisdictions across the state received awards through one or more of the six programs: [Strategic Demolition Fund](#), [Project C.O.R.E.](#), [Baltimore Regional Neighborhood Initiative](#), [National Capital Strategic Economic Development Fund](#), [Community Legacy](#), and [Seed Community Development Anchor Institution Fund](#).

## State of Maryland Announces Three New Sustainable Communities

*Towns of Boonsboro, Pittsville and Smithsburg Receive Designation*

The Maryland Department of Housing and Community Development announced today two towns in Washington County and one town in Wicomico County have been named Maryland's newest Sustainable Communities. With the addition of Boonsboro, Pittsville, and Smithsburg, the State of Maryland's Smart Growth Subcabinet has designated 126 Sustainable Communities across Maryland since the creation of the program in 2010.

[Read full press release](#)

## PROJECT SPOTLIGHT

### Parkside Landing, Montgomery County

Rockville Housing Enterprises (RHE) recently celebrated the

GOLD

**Bank of America**  
**Merrill Lynch**

**Capital One**

COHN REZNICK  
ACCOUNTING • TAX • ADVISORY



**DOMINIUM**

**GREEN STREET**  
**HOUSING**

 **HARKINS**

**Homes**  
for America  
non-profit housing  
development

**Klein Hornig LLP**

  
OSPREY  
PROPERTY  
COMPANY

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

  
**SOUTHWAY**  
BUILT WITH INTEGRITY

  
**WODA COOPER COMPANIES**

grand re-opening of one of its properties, Parkside Landing apartments, formally known as Fireside Park Apartments. Parkside Apartments is a 236-unit community nestled in the heart of Rockville, MD, within walking distance of the Rockville Metro station and just minutes from I-270.

The renovation focused on the modernization and upgrade of each apartment home, the community grounds, and resident programming amenities. Unit upgrades include new kitchens, bathrooms, major mechanical systems, exterior painting, and the addition of building security systems. Throughout the complex are new refuse centers, community pool furniture, playground/gazebo improvements, newly added utility lines, and bio-retention areas. Community amenity upgrades include a new amenity center with a business center, resident lounge, and fitness center.

RHE partnered with Nix Development Company, LLC and The Hampstead Companies on the project.

[Read more about the property here](#)



## 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

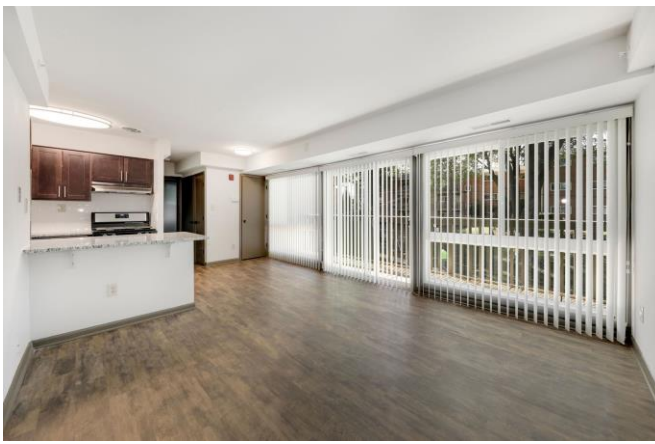
Morgan Keller Construction

Moseley Architects

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

New Ecology

Avery Strachan

Blaine Stoddard

[Unsubscribe](#)