

OCTOBER 2022 NEWSLETTER



The MAHC Annual Meeting is Next Week

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

There are just a few days left to register to join us 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 plan to attend to network with your colleagues and learn some important industry updates and MAHC news. We will hear what's going on in Washington from our colleagues Matthew Heckles (HUD) and Ellen Lurie-Hoffman (U.S. Treasury). We will also celebrate the great partnership we've had with outgoing DHCD Secretary Ken Holt and present the annual MAHC Housing Awards, so don't miss this year's event! Did we mention the great Door Prizes?

Tickets are on sale through the end of this week and are \$150 for Members and \$200 for Non-Members.

[Register here](#)

October Happy Hour in Baltimore

October 20 | Union Craft Brewing | 5pm - 7pm

Join us for one of the final happy hours of the year to mix and mingle with your colleagues at this informal gathering. We will be co-hosting the October Happy Hour with our friends from the Community Development Network (CDN) at Union Brewing in Baltimore. Light refreshments will be provided and there will be a cash bar.

[Register here](#)

October Brown Bag Lunch

October 27 | Via Zoom | 12pm - 1pm

New to housing development or property management and trying to understand Maryland's disability housing programs and how they work? The Maryland Partnership for Affordable Housing (MPAH), a collaboration of the Maryland Department of

UPCOMING EVENTS

MAHC Annual Membership Meeting

October 13, 2022
8am-11am
The Atreeum at Soaring Timbers

[Register here](#)

MAHC Happy Hour with CDN

October 20, 2022
5pm - 7pm
Union Craft Brewing

[Register here](#)

October Brown Bag Lunch

October 27, 2022
12pm - 1pm
Via Zoom

[Register here](#)

Development Committee

Monthly meetings 1st Fridays
Next meeting 10/7

Property Management Committee

Quarterly meetings 2nd Wednesdays
Next meeting 12/14

Construction & Design Committee

Quarterly meetings
Next meeting January 2023

Resident Services Committee

Quarterly meetings 3rd Thursdays
Next meeting 12/15

DEI Committee

Monthly meetings 1st Mondays
Next meeting 11/7

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

Disabilities, Health, and Housing and Community Development, is here to help you understand the basics of these programs from lease-up to occupancy and the ways in which property managers can make use of the Tenant Issue Process when working with residents. Staff from all three State agencies will join us to provide an overview of all the housing programs they offer, including a new state-funded housing voucher program launching this fall.

[Register here](#)

Property Owners & Managers: 90-Minute HOME Act Compliance Online Training Oct. 18 or 19

Maryland expanded its fair housing laws in 2020 to protect tenants who pay their rent with public assistance

Learn about the HOME Act, the new protected class it creates, and the many business practices that must change to comply with the law in a FREE online training from the Maryland Consumer Rights Coalition's Fair Housing program.

The support for robust fair housing training in the Baltimore metropolitan area is one of the action steps coming out of the Fair Housing Group's 2020 regional fair housing analysis. The support for robust fair housing training in the Baltimore metropolitan area is one of the action steps coming out of the Fair Housing Group's 2020 regional fair housing analysis.

[RSVP for Tuesday, October 18 from 10:30am-12:00pm](#)

[RSVP for Wednesday, October 19 from 2:30pm-4:00pm](#)

DEI Corner

Member Spotlight: C.L. McCoy Framing Co.

Christopher L. McCoy started **C.L. McCoy Framing Co., Inc.** (CLM) in 1988 as a very small family run sub-contracting company. CLM has sustained steady growth to reach their current position as a reliable contracting company that continues to support their clients and customers. CLM has completed work as either the General Contractor or as a subcontractor with privately held firms, governmental agencies, and non-profits. They focus their efforts on proficiency and refinement of their construction practices in the following areas of work: rough carpentry, finish carpentry, brick and block, stucco, window and door replacement, demolition, concrete, development, site supervision, and project management.

Their growth is credited to their willingness to diversify and reinvest in themselves as a

company and a member of the community. Over the past thirty (30) years, CLM has worked primarily on projects in the densely populated sections of Baltimore City. CLM is a certified Maryland MBE and a Baltimore City certified MBE.

MEMBER NEWS

Congratulations to Rockville Housing Enterprises as they celebrate the grand reopening of affordable housing community Parkside Landing, formally known as Fireside Park Apartments. Parkside Landing provides 177 affordable housing units serving families at or below 60% of the Area Median Income.

City Releases First Urban Agriculture RFP

Seeking interest from produce growers in Baltimore City

On September 21, the Baltimore City Department of Housing & Community Development (DHCD), in partnership with the Department of Planning (DOP), issued a Request for Proposals for urban agriculture. The City is seeking urban farming proposals – from for-profits, non-profits, or individuals – for one or more of four identified city-owned sites. The sites are a variety of sizes and conditions, are scattered throughout the city, and will either lease or sell for new urban agriculture projects.

"Baltimore has prioritized activating vacant land for urban agricultural use consistent with priorities outlined by communities to see well-managed green space and community-based commerce," said Planning Director Chris Ryer.

[Read full press release](#)

Calling Baltimore County Home: Baltimore County Department of Housing and Community Development's 2022 Annual Meeting

November 4 | Randallstown Community Center | 10:00am-1:00pm

Baltimore County DHCD's Annual Meeting is an opportunity for housing developers, property management agents, housing program practitioners, lenders, foundations, and government officials to hear and share lessons learned, interface with industry colleagues, and hear more about how they may help the County in its work to have more people find their place in Baltimore County.

[Register here](#)

FUNDING AVAILABLE

Baltimore County Nonprofits can Apply for NFHA's Inclusive Communities Fund Grant Program

National Fair Housing Alliance is seeking applications for its Inclusive Communities Fund Grant Program by October 14, 2022. The Inclusive Communities Grant Program at NFHA reinvests fair housing settlement funds intended for community relief into neighborhoods or populations that have been destabilized by housing discrimination.

[Read for more information](#)

MEA Announces Innovative and Novel Efforts Under the OPEN Energy Program

On September 20, The Maryland Energy Administration (MEA) announced the start of its Fiscal Year 2023 [OPEN Energy Program](#). Earlier this year, MEA launched the OPEN Energy Program to provide an opportunity to receive and award proposals for energy projects and initiatives outside of the agency's traditional suite of established programs. OPEN allows MEA to advance the state's energy policy goals and objectives by providing grants for these unique efforts.

[See full list of awardees here](#)

This summer, four awards were given totaling \$1.4 million in funding to help advance the state's energy goals in innovative ways.

"Applications will be accepted, and eligible proposals will be considered, throughout the fiscal year as long as funds are available. However, applicants are strongly encouraged to submit applications no later than **March 15, 2023, for best chance of consideration**.

[Read for more details on the OPEN program](#)

To learn more about the programs and grants MEA offers, visit energy.maryland.gov.

\$1.5M in ARPA Funds from Washington County Support Nonprofits

The Washington County Office of Grant Management has created a new grant program to assist eligible local nonprofit organizations impacted by the COVID-19 public health emergency.

The County has allocated \$1.5 million of American Rescue Plan Act (ARPA) funding to create and implement the Community Recovery Nonprofit Grant Program. The grant program is designed to support eligible nonprofits that serve Washington County citizens.

According to the County press release:

Awards up to \$40,000 will be available for organizations that can demonstrate impact from the COVID-19 health emergency or its negative impact such as:

- Decreased revenue
- Financial insecurity
- Increased costs and need for services
- Capacity to weather financial hardship
- Challenges covering operating costs
- Downsizing of staff and services

[Read full press release for more grant details](#)

INDUSTRY NEWS

Anne Arundel Affordable Housing Coalition's Conversation with the Candidates

October 5, 2022 | 4:00pm - 5:30pm | Michael E. Busch Annapolis Library

Please join the Anne Arundel Affordable Housing Coalition for a Candidates Forum. Candidates for County Executive and County Council are invited to share their thoughts on affordable housing issues in the County. All are welcome to join this lively discussion on how to address the affordable housing needs in Anne Arundel County.

Kindly RSVP to aaahcoalition@gmail.com

MACo Housing Symposium

October 19 | Prince George's Sports and Learning Complex

At the 2022 MACo Housing Symposium, experts will discuss housing policy options centered around four key area: planning and zoning, infrastructure, socioeconomic, and the environment.

The 2022 MACo Housing Symposium will be held at the Prince George's Sports and Learning Complex – Landover Room (8001 Sheriff Rd, Landover, MD 20785) on October 19th.

[For more information, click here](#)

Housing Finance Agencies Take Extraordinary Steps to Save Affordable Developments

New Analysis Documents Escalating Crisis, Urgent Need for Congressional Action

Critically needed new affordable housing developments across the country are at risk of failing to materialize due to unprecedented increases in the cost of labor, materials, and

financing, forcing state housing finance agencies (HFAs) to take extraordinary actions to ensure projects can proceed, according to a report released today by the National Council of State Housing Agencies (NCSHA).

“As the primary sources of financing for new affordable apartments, state HFAs are doing everything in their power to preserve the financial viability of projects that have seen their costs spike in the last year,” said NCSHA Executive Director Stockton Williams. “The agencies are saving as many deals as they can, but only additional, immediate federal resources will ensure the country’s affordable housing deficit doesn’t worsen further.”

[Read full report](#)

WHAT'S GOING ON AT MARYLAND DHCD

Governor Hogan Announces Nearly \$32 Million In Affordable Rental Housing Awards

More Than 1,300 High Quality, Energy-Efficient, Affordable Units To Be Created Or Preserved

September 27th, Governor Larry Hogan announced nearly \$32 million in project awards through the Maryland Department of Housing and Community Development’s (DHCD) 2022 application round for federal Low Income Housing Tax Credits (LIHTC) and state Rental Housing Funds.

Funds have been awarded to 12 projects as part of the competitive round; In sum, twelve (12) projects have received reservations totaling \$16,954,721 of 9% Low Income Housing Tax Credits (Tax Credits) and \$15,000,000 of Rental Housing Financing Program Funds (RHFP). Nine additional noncompetitive awards were made through the Multifamily Bond Program, bringing the total awards to 21. These awards will result in the creation or preservation of 1,340 high quality, energy-efficient, affordable rental units.

[See list of applications, awards, and more.](#)

The twelve (12) projects which were awarded funding received scores of 182.80 or higher and will create or preserve 568 units for families. The projects include 106 units targeted for persons with disabilities, about 18% of the total. Nine (9) out of the twelve (12) awarded projects

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proposed “twinning” their 9% Tax Credit Projects with 4% Tax Credit/Multifamily Bond Program Projects, creating or preserving an additional 621 units for families and 152 units for the elderly. This takes the total count to 1,341 units.

Awards are determined through competitive application rounds held by DHCD. The department received 21 applications in this round. These applications requested approximately \$23.7 million in state Rental Housing Funds and \$30.1 million in federal LIHTC. DHCD will administer tax credits valued at nearly \$17 million, as well as \$15 million in state Rental Housing Funds. The awarded projects are distributed between nine counties and Baltimore City.

The 2022 application round was the first managed by DHCD using the new version of the Qualified Allocation Plan for LIHTC and Multifamily Rental Financing Program Guide, which were revised in 2021 and signed by Governor Hogan earlier this year. Department staff worked closely with multifamily housing developers and advocates on these revisions.

[Congratulations to all of the 9% Round Awardees!](#)

Re-Fund The Police: Governor Hogan Announces Applications Now Open For Additional Community Safety Works Grants

\$10 Million in Funding Through Re-Fund The Police Initiative to Support Local Crime Prevention and Security Upgrades

On September 28, Governor Larry Hogan announced that applications are now being accepted for the state’s second round of grant funding for the Community Safety Works program. Administered by the Maryland Department of Housing and Community Development (DHCD) as part of the governor’s [Re-Fund The Police Initiative](#), Community Safety Works offers up to \$10 million in funding for the implementation of crime prevention strategies through physical design improvements, operational activities, community services, blight removal, and increased property maintenance.

“Community Safety Works is an important component of our our Re-fund The Police Initiative, providing resources to local

Klein Hornig LLP



PENNROSE
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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

business owners and community organizations for crime prevention efforts in neighborhoods across the state,” said Governor Hogan. “This additional \$10 million in funding will help residents and other stakeholders who are actively trying to make their communities safer and more secure.”

Improvements include:

Auto and pedestrian circulation upgrades to slow traffic so that streets are walkable and pedestrian friendly; Improving opportunities for “eyes on the street,” by removing barriers to sight lines, opening closed spaces, and renovating public spaces to draw regular visitors and family activity; Reinforcing community ownership by cleaning and beautifying streets, sidewalks, signage, and parks; Official surveillance tools such as lighting, cameras, organized local resident patrols or staffed security patrols, and community policing initiatives developed in consultation with local law enforcement; and Street outreach to interrupt and prevent illegal activities and violence.

[Read for more information about Community Safety Works and this round of funding](#)

PROJECT SPOTLIGHT

Gateway at Peerless, Prince George's County

Gateway at Peerless is the newest mixed-income multifamily development in Prince George’s County. Just minutes away from the heart of Upper Marlboro’s Town Center, Gateway at Peerless boasts 62 one-, two-, and three-bedroom apartments and townhomes with spacious floor plans, modern finishes, private balconies, luxury vinyl plank flooring, and Energy Star appliances. Residents will enjoy a beautiful great room, indoor fitness center, computer nook, central laundry facility, game area, and outdoor play area. The property held a ribbon cutting event last week to celebrate the completion.

Conifer Realty partnered with Episcopal Housing to develop this new community. Grimm and Park was the Project Architect, Conifer Le-Chase Construction was the Builder,

- 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
- Blane Stoddart

Pando Alliance provided energy consulting services, and the project is managed by Conifer Management.

