



Highlights From The MAHC Annual Meeting

It was great to see so many of you at the sold out 2023 Annual Meeting last week. Thank you to all who attended and helped us celebrate the work of our Members, and we offer a special thanks to our Door Prize Sponsors!

This year our theme was "the role of State and local governments in solving the affordable housing crisis in Maryland" and Tom Coale (Perry, Ross, White & Jacobson) led two excellent panel discussions. Howard County Executive Calvin Ball, Frederick County Executive Jessica Fitzwater, and Baltimore County Executive Johnny Olszewski all confirmed their support and intent to build more affordable

UPCOMING EVENTS

MAHC Holiday Mixer

December 7
5:30 - 7:30 PM
Wilbourn Estates
Annapolis, MD

[REGISTER](#)

Ongoing Committee Meetings:

Development Committee

Monthly meetings 1st Fridays
Next meeting 12/1

Property Management Committee

Quarterly meetings
2nd Wednesdays
Next meeting 12/13

housing in their jurisdictions and pitched developers in the audience as to why they should choose to work with their County. The second panel included DHCD Secretary Jake Day, MACo Associate Policy Director Dominic Butchko, and Greater Greater Washington Regional Policy Director Dan Reed who discussed whether we are in a "housing crisis", the land use and zoning challenges that persist, and the large investment needed by the State to clear the robust RHW pipeline and produce the units that are needed so urgently.

We also discussed the upcoming Legislative Session and the continued need to advocate for additional funding. President Christine Madigan encouraged members to reach out to their State legislators between now and the start of the legislative session to invite them on property tours or to attend property events and talk about the housing needs in their Districts.

Finally, we presented the annual MAHC Housing Awards and extend our congratulations to the 2023 MAHC Award Winners:

Housing Leadership Award

Anne Arundel County Executive Steuart Pittman

Housing Person of the Year Award

Clif Martin

President & CEO, Housing Commission of Anne Arundel Co.

Innovation Award

Prince George's County Right of First Refusal Program & Preservation Loan Fund

Construction & Design Committee

Quarterly meetings
Next meeting TBD

Resident Services Committee

Quarterly meetings 3rd Thursdays
Next meeting 12/21

DEI Committee

Monthly meetings 1st Mondays
Next meeting 12/4

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



JOIN US FOR THE MAHC HOLIDAY PARTY

Please join us on December 7 from 5:30 p.m. to 7:30 p.m. for cocktails and conversation as we gather to celebrate the Holiday Season at Wilbourn Estates and Woodside Gardens, two affordable housing communities in Annapolis that were recently redeveloped by Pennrose and Fairstead. The party will take place at the community center at Wilbourn Estates, and there will also be tours of the new community center at Woodside Gardens next door.

Registration is **FREE** and open to all MAHC Members.

Parking: Due to limited resident parking at Wilbourn Estates, we kindly ask that all attendees park along Newtowne Drive or in the parking lot at Woodside Gardens (on the left before you reach Wilbourn Estates).

[Register Here](#)

FEDERAL GOVT AVOIDS SHUTDOWN, AGAIN

The Federal government avoided another shutdown by passing a Continuing Resolution (CR) using a two-tiered approach. The CR passed the House on November 14th and the Senate on November 15th. Under the legislation, four agencies and departments (including the Department of Housing and Urban Development) will be funded through January 19, 2024, while the remainder of the federal government will be funded through February 2, 2024. The CR does not include supplemental funding for Ukraine and Israel or funding for border security measures but extends the Farm Bill through September 30, 2024.

MEMBER NEWS

Congrats and best wishes to long time MAHC member and former Board Member **Corine Sheridan** on her upcoming retirement! Corine Sheridan will be retiring from Berkadia at the end of this year. Corine joined Berkadia in April 2021 and has more than 35 years of multifamily financing experience, with specific expertise in Affordable Housing originations and production strategy.

Congratulations to MAHC Board Member **Marsha Blunt** on her recent promotion to President of Pennrose Management Company. She will be responsible for supporting the Pennrose development team in the acquisition and development of affordable and multifamily housing, including supporting new development underwriting, lease-up and transition management,

succession planning, housing partner relations, and public policy. Marsha has been a valued member of the Pennrose team for more than 15 years.

DEI CORNER

State of Maryland MBE/WBE Certification

Thinking about getting certified as an MBE/WBE in the State of Maryland? The Maryland Dept of Transportation is the agency that oversees the certification process. They offer monthly training courses, webinars, and workshops. They offer Certification Application Assistance Workshops via webinar, free monthly in-person workshop for firms interested in applying for certification as a Minority Business Enterprise (MBE), Disadvantaged Business Enterprise (DBE), Airport Concession Disadvantaged Business Enterprise (ACDBE) and/or Small Business Enterprise (SBE), and semiannual SBE only application assistance workshops.

[View Details & Register](#)

FUNDS AVAILABLE

Housing Accelerator Fund and HOME- ARP

The Baltimore City Department of Housing and Community Development (DHCD), the Mayor's Office of Homeless Services (MOHS), and the Mayor's Office of Recovery Programs (MORP) announced a Notice of Funding Availability (NOFA) for the creation of permanent supportive housing. This is an investment of nearly \$30 million in American Rescue Plan Act (ARPA) funds - \$15.2 million from the City's American Rescue Plan Act State and Local Recovery funds (SLFRF) and \$14.7 million from the Home Investment Partnerships Program American Rescue Plan Act (HOME-ARP).

The NOFA proposes maximum awards for the construction of affordable housing of up to \$250,000 per unit for permanent supportive housing and up to \$100,000 per unit for traditional affordable housing. Additionally, projects will be eligible for awards of up to \$500,000 for predevelopment costs associated with the funded units.

[View Full Details](#)

INDUSTRY NEWS & EVENTS

**THANK YOU TO OUR
2023 SPONSORS**

HUD Submits 2023 Worst Cast Housing Needs Report to Congress

HUD's Office of Policy and Development Research submitted its [Worst Case Housing Needs 2023 Report to Congress](#), showing that worst-case housing needs reached a record high of 8.53 million renter households in 2021. The report measures the extent of unmet needs for rental housing through two factors: households living in inadequate physical conditions and those paying more than half of their income on rent. The previous record high had been reached in 2011 at 8.48 million renters.

The HFA Institute 2024

January 7-12 | Washington, DC

Make plans today to join NCSHA this January for [HFA Institute 2024](#) — an unparalleled opportunity to hear directly from federal officials, expert trainers, and experienced practitioners as you strengthen your understanding of fundamentals and advanced practices in administering these major federal housing programs.

[View Details & Register](#)

WHAT'S GOING ON AT MARYLAND DHCD

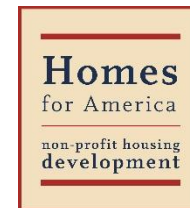
As the State continues its focus on energy efficiency and greenhouse gas reduction, DHCD recently shared information on the availability of funding for affordable housing properties.

Earlier this year, HUD announced federal funding for the Green and Resilient Retrofit Program (GRRP)- [View here](#)

There are two remaining application rounds with deadlines on February 28, 2024, and May 30, 2024.



GOLD



Klein Hornig LLP



Multifamily properties that are eligible for HUD's GRRP are encouraged to contact DHCD about related DHCD program funds. HUD's GRRP funding can complement and leverage DHCD programs. Questions regarding HUD's GRRP should be sent to grrp@hud.gov.

In addition to several existing programs, DHCD has launched the MEEHA-Greenhouse Gas Reduction Program (MEEHA-GHGRP). This program provides grants to affordable multifamily properties to reduce direct greenhouse gas emissions. Total available funding in FY24 is \$8.75m, and funding will be provided of up to \$15,000 per unit with a project cap of \$1,250,000.

More information about DHCD's energy programs can be found on its website- [View here](#)

If you have any questions, please reach out to cindy.castro@maryland.gov.

The Maryland State Small Business Credit Initiative (SSBCI), launched in August 2022, has assisted 27 businesses and created or retained over 1,300 full-time jobs in its first year.

Administered by three state agencies, the program has committed more than \$33.1 million, leveraging nearly \$192 million in private capital. Funding is still available through these agencies to support small businesses and entrepreneurs impacted by the COVID-19 pandemic or operating in historically underserved communities.

The initiative encompasses various programs, such as Neighborhood BusinessWorks, Maryland Small Business Development Financing Authority (MSBDF) programs, and TEDCO initiatives, focusing on equitable economic growth and job opportunities.

2023 Competitive Round FAQs

PENNROSE
Bricks & Mortar | Heart & Soul



SOUTHWAY
BUILT WITH INTEGRITY



WODA COOPER COMPANIES

SILVER

AGM Financial Services

Ballard Spahr

Bozzuto Construction

Conifer Realty

Gallagher, Evelius & Jones

Hamel Builders Inc.

Howard County Housing

Maryland DHCD

PNC Bank

STUDIO 343

Truist Bank

BRONZE

Architecture By Design

Chase

Chesapeake Contracting Group

Delaware Valley Dev. Corp.

Foundation Development

Habitat America

Housing Authority of Baltimore City

Hudson Housing Capital

Humphrey Management

Ingerman Management

The Department extends its thanks for everyone's continued feedback; the reference material is available in the form of Frequently Asked Questions (FAQs) at the following link:

[FAQs](#)

Additional FAQs may be added as questions are received. Please continue to check the website for updates.

Applications for the 2023 Competitive 9% Tax Credit Funding Round are due by Friday, December 15, 2023 at 2:00 PM. DHCD requires one (1) electronic and one (1) hard copy of the application to be submitted to their office in Lanham. The 2023 Competitive Funding Round will be governed by the 2023 QAP and Guide, both of which were signed on September 21, 2023 and available on the DHCD website.

[View Full Details](#)

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

S C & H Group

Somerset Development

Taft Mills

Victory Housing

Wells Fargo

NONPROFITS

AHC of Greater Baltimore

CHAI

Cinnaire

Episcopal Housing

Milford Housing Development Corp.

Mission First Housing

NHP Foundation

NFP Affordable Housing Corp

Park Heights Renaissance

The Community Builders

WELCOME NEW MEMBERS:

Community Action Council of Howard County

SC & H Group

Will Cutler, KOW Building Consultants

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