

APRIL 2019 NEWSLETTER



Working to expand housing opportunities by increasing the supply of affordable, quality rental housing in Maryland through advocacy, education and collaboration.



In Memory of House Speaker Mike Busch

UPCOMING EVENTS

Breakfast with the Secretary

11 April 2019, 8:30 - 11:30 AM
Blackwall Barn & Lodge,
329 Gambrills Road, Gambrills, MD
21054

[Register here.](#)

SAVE THE DATE



Maryland lost a great leader this week with the passing of House Speaker Michael E. Busch, District 30A. Speaker Busch was a tireless advocate for all residents of Maryland, and a great friend and supporter of MAHC. Speaker Busch was an early supporter of affordable housing programs and a champion for Rental Housing Works. MAHC presented him with the Housing Leadership in 2014. We mourn his untimely passing and will always remember his exemplary leadership in Annapolis!

We asked several past MAHC leaders to reflect on their memories of Speaker Busch:

The affordable housing community mourns the passing of Speaker Michael Busch, along with the rest of Maryland. He was a steadfast and loyal supporter of all the affordable housing funding and programs enacted by the legislature. Without his consistent support we would never have made the progress we have in the last decades. While housing may not have been his key signature issue, there was no doubt that he was always right there, using his leadership role to support us.

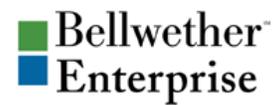
"As a resident of Annapolis, he was my delegate for all of his 33 years in the House and as an advocate for affordable housing for MAHC, I was always delighted to participate in the visits to him or grab him at an event and talk housing. He and his staff were unfailing clear that we had his support and he delivered. Remarkably he entered the General Assembly in 1986, the same year that Maryland begin to enact significant State housing programs and provide substantial funding for housing. Before he was the Speaker he served as Chairman of the key committee that approved DHCD housing proposals. As Speaker he supported all of the new initiatives since.

Lastly, it is true that he was simply the nicest, most decent human being. I, like others, felt the warmth and connection of a friend, urging all of us on to keep doing

MAHC Annual Meeting
21 October 2019
Baltimore, MD

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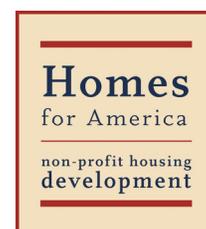
PLATINUM



GOLD



**HAMEL
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good things. We all owe him so very much and shall miss him deeply. Bless you, Mike."

- Trudy McFall, Homes for America

"Speaker Busch was a champion for all of the citizens of Maryland and never forgot his most needy constituents...the homeless, the elderly, veterans and lower income families. As a result of working directly with Speaker Busch to provide housing for these populations, I can attest to his tenacity and commitment. He will truly be missed for his public service. Condolences to his family."

- Ivy Dench-Carter, Pennrose Properties

Chickie Grayson Honored as Women's Housing Champion

Chickie Grayson, past MAHC Board President and current MAHC Advisor Emeritus and President/CEO of Enterprise Homes, was recently honored at the Women's Housing Coalition's annual fundraiser as the **Women's Housing Champion**. The annual fundraiser – Windows of Opportunity – was held at the Reginald F. Lewis Museum in Baltimore on April 11, 2019.

Congratulations on this well deserved honor Chickie!

New Report Shows National Shortage of Affordable Rental Homes

The National Low Income Housing Coalition (NLIHC) released a new report which finds a shortage of 7 million affordable and available rental homes for the 11 million extremely low income (ELI) renter households. The study, [The Gap: A Shortage of Affordable Homes](#), finds there are only 37 affordable and available homes for every 100 of the lowest income renter households nationwide. In no state or major metropolitan area is there an adequate supply of affordable rental housing for the lowest income renters.

Additionally, 71 percent, approximately 7.8 million people, of the lowest income renters are severely housing cost-burdened nationwide, spending more than half of their limited incomes on rent and utilities. That leaves little money for other expenses, including groceries, child care or unexpected medical bills. In Maryland, 72 percent of



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Baltimore Housing
BCI Management
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Hertzbach & Company, P.A.
Housing Trust of America
Hudson Housing Capital
Humphrey Management
Ingerman Management

the state's 178,481 ELI renter households are severely cost-burdened.

Read the entire report [here](#).

Legislative Wrap-up

The 2019 Legislative Session came to a close on Monday in Annapolis. The final **2020 Budget** passed by the Legislature includes **\$27 million in funding for Rental Housing Works, \$16.5 million for Rental Housing Programs, and \$6 million for Partnership**. We are especially appreciative of the support and leadership of Appropriations Chair Maggie McIntosh and Budget & Tax Chair Nancy King, along with Speaker Pro Tem and Capital Budget Subcommittee Chair Delegate Adrienne Jones and Senate Capital Budget Chair Doug Peters! These funds will ensure that key affordable rental housing programs can continue to accept new applications and keep the momentum going over the next year.

The primary legislation supported by MAHC that passed during session includes **HB 1045** that will require local governments to include a housing element in their Comprehensive Plans. Thank you to Delegate Brooke Lierman for sponsoring this important piece of legislation that will assist local governments in assessing their affordable housing needs! In addition, the Opportunity Zone Omnibus Bill (**SB 581**) includes a state low income housing tax credit for the owners of workforce housing in opportunity zones. We look forward to working with DHCD on regulations to create this new program.

Many thanks to **MAHC Legislative Committee Co-Chairs Maryann Dillon and Jessica Zuniga**, and the entire Legislative Committee, for your work during the 2019 legislative session!

FUNDING AVAILABLE

Section 202 Supportive Housing for the Elderly Funding Available

The HUD Section 202 Supportive Housing for the Elderly Program, is offering Capital Advance funding and project rental subsidies for the development and ongoing operation of supportive rental housing for very low-income persons aged 62 years or older. This program provides very-low-income elderly persons with the opportunity to live independently, with voluntary support services such

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Affordable Housing Solutions
Nixon Peabody
Novogradac & Company
Pando Alliance
Pax-Edwards
PIRHL
R4 Capital
Raymond James
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Red Stone Equity Partners
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WELCOME NEW MAHC MEMBERS:

BCI Management
Elkton Housing Authority
Jake Kirby

as nutritional, transportation, continuing education, and health-related services.

The Capital Advance funds must be used to finance construction, reconstruction, moderate or substantial rehabilitation, or acquisition of a structure with or without rehabilitation and cannot be used to construct or operate assisted living facilities.

Those awarded can receive up to \$5 million in grants. Applications are due by **August 28, 2019**.

More information available [here](#).

Funding Available from State Revitalization Programs

Applications are now open for six State Revitalization Programs, including Project C.O.R.E, Community Legacy, Strategic Demolition Fund - Statewide (all non-Baltimore City), National Capital Strategic Economic Development Fund, Baltimore Regional Neighborhood Initiative and SEED: Community Development Anchor Institution Program. These programs offer funding to support various types of revitalization projects, such as housing, small business attraction and retention, arts and entertainment facilities and green spaces.

Specifically, Governor Hogan's Fiscal Year 2020 budget items, approved by the Maryland General Assembly, include the following:

- **Project C.O.R.E.:** \$18.75 million capital funds
- **Community Legacy:** \$6 million capital funds
- **Strategic Demolition Fund - Statewide:** \$5.5 million capital funds
- **Baltimore Regional Neighborhood Initiative:** \$12 million capital funds and \$750,000 operating funds
- **National Capital Strategic Economic Development Fund:** \$4 million capital funds
- **SEED: Community Development Anchor Institution Program:** \$5 million capital funds

Applications will be due on Wednesday, June 12, at 12:00 p.m. More information available [here](#).

MEMBER NEWS

Attend the HUD 811 Annual Property Manager and Case Manager Meeting

Join the Maryland Partnership for Affordable Housing for an interactive training for property managers, property

owners and case managers working with current and future HUD Section 811 Project Rental Assistance (PRA) properties and residents. Experienced and new property managers and case managers are encouraged to attend.

Topics will include:

- Review of HUD 811 PRA Program, accomplishments and lessons learned
- Success stories of HUD 811 participants
- The importance of connecting with community members when renting a new home

The training is on **April 30, 2019 from 9:30 a.m. to 3:30 p.m. at the Meeting House at Oakland Mills.** Continental breakfast and lunch will be provided.

Register [here](#).

New Compliance Monitoring Regulations

The IRS published new compliance monitoring regulations in the Federal Register on February 26, 2019, to amend and clarify requirements related to physical inspections and review of low-income certifications and other documentation. These regulations replace temporary regulations published on February 26, 2016.

CohnReznick offers this high-level summary of the changes [here](#).

INDUSTRY NEWS

Trump's FY 2020 Budget Proposes Deep Cuts to HUD

President Trump recently released his FY 2020 U.S. Department of Housing and Urban Development (HUD) budget. Cutting the department's budget by \$9.6 billion, it proposes the elimination of the Community Development Block Grant, HOME Investment Partnerships Program, Choice Neighborhoods Grants, Section 4 Capacity Building Program and Self-Help Homeownership Opportunity Program. Tenant-based vouchers would also see a small cut while Project Based-Rental Assistance would see a modest increase. The budget provides no funding for the Public Housing Capital Fund.

The full FY 2020 budget is available [here](#).

Housing Credit Connect 2019 & Events Schedule Now Available

From June 11 – 14, 2019, the National Council of State Housing Agencies (NCSHA) will hold its Housing Credit Connect Conference in San Francisco. The event offers professional development and networking opportunities with more than 1,200 professionals from the Housing Credit community as well as 30 interactive sessions, affordable housing products and services showcases and a full day Housing Credit training for program newcomers.

Check out the full [conference agenda](#) for schedule and session information. Discounted rates available until May 13, 2019.

Register Now: 2019 MAHRA and MARC-NAHRO Spring Conference and Exhibition

Join the **Maryland Association of Housing and Redevelopment Agencies (MAHRA)** and Middle Atlantic Regional Council (**MARC**) of the National Association of Housing and Redevelopment Officials (**NAHRO**) for their 2019 spring conference and exhibition. Events will be held from **May 29 – 31, 2019**, at the **MGM National Harbor** in Oxon Hill, MD.

Register [here](#).

Save the Date: Maryland Housing Conference

The **Maryland Housing Conference** will take place at **Martin's West on October 29, 2019**. The bi-annual event is co-sponsored by DHCD, MAHC, MBIA, MAR, and CDN.

WHAT'S GOING ON AT MARYLAND DHCD

In November 2018, DHCD requested public comment regarding whether or not DHCD should continue to offer the "Taxable/Tax-Exempt Financing" technique. **DHCD has decided to retain the Taxable/Tax-Exempt Financing technique on a limited basis.** Specifically, it will only be available for projects that don't rely on subordinate financing from DHCD through Rental Housing Works (RHW) and other subordinate financing programs of DHCD. MAHC submitted comments on behalf of our members requesting that they keep the program available.

Applications for the **2019 Competitive Funding Round are due on May 8, 2019 at 4 p.m.** and must be delivered to the mailroom on the ground floor of 7800 Harkins

Road, Lanham, Maryland 20706. Questions can be directed to gregory.hare@maryland.gov. DHCD has released an [updated FAQ document](#) with additional FAQs being added as questions are received.

PROJECT SPOTLIGHT

Woodfield Commons, Damascus, MD

Woodfield Commons is located in Damascus' town center in Montgomery County. This brand new, energy-efficient apartment community offers its residents contemporary designer finishes, with green space and desirable amenities. Woodfield Commons features one-, two- and three-bedroom apartment homes with spacious floor plans, controlled building access, a community clubhouse, fully-equipped fitness room, computer lab and laundry center. Residents will enjoy a variety of nearby local amenities, including schools, shops and restaurants.

Team members include: Conifer Realty, Owner/Developer; Housing Opportunities Commission, Co-Owner; Conifer-LeChase, Contractor; Conifer Management, Property Manager; Boston Capital, Investor; Bank of America, MD DHCD, Montgomery County, & Housing Opportunities Commission, Lenders; Mosley Architects; Dewberry, Civil Engineer; and Pando Alliance, Energy Consultant.

Construction begin in August of 2017 and was completed in April of 2019. Congratulations to Conifer Realty on the completion of this project!



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