

APRIL 2021 NEWSLETTER



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

2021 Legislative Session Wrap-up - DHCD Budget Increased

The 2021 Legislative Session came to a close at Midnight on Monday. The Capital Budget includes **\$42M for RHW** (\$5M more than the Governor requested) and **\$10M**

UPCOMING EVENTS

We hope to resume in person events this summer. To help stay connected we are holding regular committee meetings for members to share information

for PRHP (\$4M more than the Governor requested), with the additional \$9M set aside for the Perkins Somerset redevelopment project in Baltimore City. Several bills of note that passed include HB18 that will provide access to free counsel for tenants earning up to 50% AMI that are facing retaliatory evictions, SB 401 that requires a longer notice period for lease non-renewals, HB 933 that enables Anne Arundel County to increase the transfer tax to create a local Housing Trust Fund, HB 1010 that allows Prince George's County to enter into PILOT agreements with affordable housing developers, and HB1210 that sets corporate diversity standards for entities receiving \$1M or more annually in State tax credits, grants, or contracts. A number of other tenant/landlord bills were proposed this session - in response to the COVID pandemic that has left many tenants struggling to pay their rent - but there were numerous last minute amendments that left several bills without enough time to pass both chambers by the midnight deadline. This included a bill that would have increased the eviction filing surcharge by \$68 that could not be passed on to the tenant, and a bill to codify emergency protections so tenants could use a health pandemic as an affirmative defense in court for a failure to pay rent case. These bills did not pass.

President Biden's Infrastructure Plan

President Joe Biden recently announced the \$2.25 trillion American Jobs Plan, which features several investments in housing. This includes providing \$40 billion to revitalize public housing, \$126 billion to construct over one million energy efficient housing units and eliminate certain zoning and land use policies, and \$20 billion to enact the Neighborhood Homes Investment Act to build and rehabilitate more than 500,000 homes for low- and middle-income homebuyers.

and provide support to one another. Please join us virtually!

Property Management Committee

Wednesdays @ 12:30 p.m. bi-weekly
Next meeting 4/15 & 4/28

Development Committee

Next meeting 5/7 @ 11:00 a.m.

Construction & Design Committee

Next meeting 4/28 @ 10am

Resident Services Committee

Next meeting 4/15 @ 10:00 a.m.

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

THANK YOU TO OUR 2021 SPONSORS

DIAMOND



GOLD



Learn more about this infrastructure plan [here](#).

Maryland's American Rescue Plan Funding

Gov. Larry Hogan, Senate President Bill Ferguson, and House Speaker Adrienne Jones recently announced a bipartisan budget agreement to allocate the \$3.9 billion in federal funding that Maryland will receive through the American Rescue Plan Act. This agreement includes spending \$1.1 billion to shore up the state's Unemployment Insurance Trust Fund; more than \$600 million to support the safe reopening of Maryland schools; and \$75 million to support various apprenticeship and employment training programs.

Read more [here](#).

National Low Income Housing Coalition Releases Gap Report

The National Low Income Housing Coalition recently released their annual report "The Gap: A Shortage of Affordable Homes." The report explores the availability of rental homes affordable to extremely low-income households in every state. According to the report's findings, Maryland only has 32 units of affordable and available units per 100 extremely low income (ELI) households who need them.

You can read the full report [here](#).

COVID RELIEF RESOURCES FOR

COHN  REZNICK
ACCOUNTING • TAX • ADVISORY



Klein Hornig



PENNROSE
Bricks & Mortar | Heart & Soul



SILVER

AGM Financial Services

RESIDENTS

Eviction Moratorium Extension

The Centers for Disease Control and Prevention Director Dr. Rochelle Walensky signed an extension to the federal eviction moratorium to last through **Wednesday, June 30**, further preventing the eviction of tenants who are unable to make rental payments.

You can learn more [here](#) and read the full order [here](#).

Revised Emergency Rental Assistance Guidance

The U.S. Treasury recently released revised guidance on its Emergency Rental Assistance (ERA) program. These revisions include key clarifications about the program, such as that the program allows using security deposits, rental application fees, and applicant screening charges for covering a portion of back rent.

Learn more [here](#).

FUNDING AVAILABLE

FHLBA Accepting Funding Applications

Federal Home Loan Bank Atlanta (FHLBA) is accepting applications for the Affordable Housing Program (AHP) General Fund initiative. FHLBA will host online trainings on how to be a successful applicant on **Thursday, March 25, 2021**, and **Tuesday, April 20, 2021**.

The application deadline is **Friday, June 4, 2021**.

Learn more and register for a training [here](#).

MEMBER NEWS

Ballard Spahr

Bozzuto Construction

Hooten Construction

Conifer Realty

Gallagher, Evelius & Jones

Hamel Builders Inc.

Howard County Housing

Maryland DHCD

PNC Bank

Southway Builders

STUDIO 343

SunTrust Bank

BRONZE

Architecture By Design

BCI Management

Chesapeake Contracting Group

Delaware Valley Dev. Corp.

Foundation Development

Habitat America

Hertzbach & Company, P.A.

Housing Authority of Baltimore City

Housing Trust of America

Hudson Housing Capital

Humphrey Management

Ingerman Management

Marks Thomas Architects

Morgan Keller Construction

National Foundation
for Affordable Housing Solutions

Pando Alliance

Prince George's County Housing Investment Trust Fund

The Prince George's County Council recently enacted a bill establishing a sustainable, dedicated source of funding for the Housing Investment Trust Fund.

You can learn more [here](#).

CFO of Victory Housing Retires

We send our heartfelt congratulations and best wishes to John Spencer, Senior Vice President and CFO of Victory Housing, as he retires in May after serving for 28 years in the affordable housing industry. John has been with Victory Housing since 1993 and previously served as a board member and President of MAHC.

INDUSTRY NEWS

Housing Trust Fund Awards

This week HUD announced historic allocations to the Housing Trust Fund (HTF) for 2021, which were vastly increased from last year. The HTF is capitalized by contributions made by Fannie Mae and Freddie Mac, with this year's allocation totaling \$700M nationwide for the creation of affordable housing for extremely and very low income households. Maryland will receive \$9.975M, over twice the amount received last year. CDA plans to use the funding to support LIHTC projects that include units set aside for extremely low income households (30% AMI).

H&RA Spring Developers Forum

NH&RA's annual Spring Developers Forum will take place **May 3-4, 10 a.m. – 12:30 p.m. PT**. This event will include

Pax-Edwards

Quinn Evans

R4 Capital

Raymond James

Real Property Research Group

Red Stone Equity Partners

Victory Housing

Wells Fargo

Woori America Bank

NONPROFITS

AHC of Greater Baltimore

CHAI

Cinnaire

Episcopal Housing

LIIF

MAHRA

Milford Housing Development Corp.

Mission First Housing

NHP Foundation

The Community Builders

Volunteers of America

WELCOME NEW MAHC MEMBERS:

Concord Communities

Quandel Construction Group

UrbanBuilt LLC

Robert Richardson

timely discussions, market updates, and networking. The forum will take place virtually this year.

Early bird registration ends **Sunday, April 18**.

Learn more and register [here](#).

HUD Webinar

HUD will host a webinar at **3:30 p.m. on Tuesday, April 20**, to provide an overview of the new Section 3 rule and its implementation in Rental Assistance Demonstration (RAD) conversions.

Register [here](#).

WHAT'S GOING ON AT MARYLAND DHCD

Request For Proposals for Project-Based VASH Vouchers

The State of Maryland Department of Housing and Community Development (DHCD) is seeking proposals from qualified applicants to request an allocation of Project-Based Veterans Affairs Supportive Housing Vouchers (VASH) from the U.S. Department of Housing and Urban Development (HUD).

You can access the application [here](#).

Assisted Housing Relief Program

DHCD set aside \$40 million to relaunch the Assisted Housing Relief Program, which serves rental units in multifamily projects financed by DHCD's Community Development Administration.

You can access a property look-up website to verify eligibility [here](#).

You can learn more [here](#).

End of Year Reporting

Owners or sponsors of properties receiving an allocation of Low-Incoming Housing Tax Credits (LIHTC) are required to upload certain tenant data and project data through an online portal. The portal will open [here](#) on **Saturday, May 1, 2021**, and all data must be uploaded by close of business on **Wednesday, June 30, 2021**.

You can find instructions for using the portal [here](#).

PROJECT SPOTLIGHT

Homes at Fountain Green, Bel Air, MD

Developed in partnership with the New Harbor Development, Homes for America, Inc., developed the Homes at Fountain Green site into a mixed-income family community. The community amenities include a fitness center, large multi-purpose community room, lounge/library area, computer room with high-speed internet access, large playground area, walking path, dog park, and indoor bike storage. Residents have access to a multitude of services and programs including access to employment and job training programs, parenting education, financial fitness programs, health and wellness programs, educational opportunities, and many social and recreational activities.

Other development team members included General Contractor Harkins Builders, Architect Grim + Parker, Civil Engineer Frederick Ward Associates, and Property Manager Humphrey Management.

