

APRIL 2018 NEWSLETTER



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



2018 LIHTC Round Announced

Applications for the 2018 Competitive Funding Round are due by **Friday, May 18, 2018 at 5:00 p.m.** and must be delivered to the mailroom on the ground floor of 7800 Harkins Road, Lanham, Maryland 20706. The 2018 Competitive Funding Round will be governed by the 2017 QAP and Guide both of which are dated March 19, 2018, and available on the DHCD website.

At the Pre-Round Information Session on April 4, 2018, DHCD reported that they plan to award approximately \$14 Million in tax credits and \$14 Million in Rental

UPCOMING EVENTS

April Brown Bag Lunch
10 April 2018, 12 - 1:30 PM
MDOT Headquarters,
7201 Corporate Center Drive,
Suite 2
Hanover, MD 21076
[Register here!](#)

Housing Program funds (includes HOME funds). Waiver requests are due by April 18, 2018 and pre-application meetings are optional. If you wish to set up a 45 minute meeting to discuss your project, appointments are available on Tuesdays and Thursdays from 10:30am-12:30pm and from 1:30-3:30pm. Contact [Keith Ashford](#) to schedule an appointment. DHCD will post the slides from the Pre-Round meeting and FAQ's on their website.

The submission toolkit is available [here](#).

Join Us for Bond Financing 101

Members who are new to the affordable housing industry or those who want to brush up their skills are invited to join us on **May 23, 2018** at Bozzuto's Headquarters in Greenbelt, MD for **Bond Financing 101** to learn the basics of structuring a deal with bond funds. Private and public lenders will discuss how their funds work, and Montgomery Housing Partnership and their team will provide details on a recent transaction they closed using bond financing.

Speakers include:

- Ed Delany, Capital One Bank
- Dan Ehrenberg, Klein Hornig
- Praj Kasbekar, Montgomery Housing Partnership
- Brien O'Toole, Maryland DHCD
- Phil Porter, Enterprise Social Investment Corp

Register [here](#).

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 7.2 million affordable and available rental homes for extremely low income (ELI) renter households. The study, [The Gap: A Shortage of Affordable Homes](#), finds there are just 35 affordable and available rental homes for every 100 of the lowest income renter households nationwide. In no state or major metropolitan area is there

MAHC Breakfast with Secretary Holt - SOLD OUT!

13 April 2018, 8 -11 AM
BWI Airport Marriott
1743 W Nursery Road,
Linthicum, MD 21090
[Register here!](#)

Bond Financing 101

23 May 2018, 1:30 - 4 PM
Bozzuto, 6406 Ivy Lane,
Greenbelt, MD 20770
[Register here!](#)

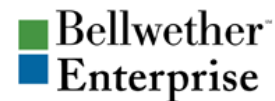
SAVE THE DATE!

MAHC Annual Meeting

5 November 2018, 8 AM - 12 PM
Renaissance Baltimore
Harborplace Hotel
202 E Pratt Street, MD 21202

THANK YOU TO OUR 2018 SPONSORS

PLATINUM



GOLD



an adequate supply of affordable rental housing for the lowest income renters.

Additionally, 71 percent of the lowest income renters are severely housing cost-burdened nationwide, spending more than half of their limited incomes on housing. In Maryland, 74 percent of the state's 190,950 ELI renter households are severely cost-burdened.

The report calls for increasing investments in affordable housing programs for the lowest income households like the national Housing Trust Fund, Housing Choice Vouchers and public housing, and for expanding and improving the Low Income Housing Tax Credit so it serves more ELI households.

Read the entire Maryland report [here](#).

Learn About Transit Options for Persons with Disabilities

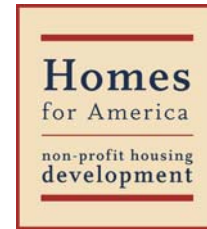
Join us for the **April Brown Bag Lunch** on **April 10, 2018 at MDOT Headquarters** in Hanover, MD to better understand what transit options are available for your current and future residents with disabilities. Explore services available in Maryland and learn how to assist your residents in using these services.

Panelists include:

- Ron Skotz, Chief Administrative Officer, Regional Transportation Authority of Central Maryland (RTA)
- Sheila Goldberg, Executive Director, MJM Innovations
- Daniel O'Reilly, Acting Director, Mobility paratransit, MTA
- Karen Bode, Director, County Ride
- Bruce Fulton, Director, Neighbor Ride
- Rachel Harbin, Harford County Office of Disability Services
- Thomas Curtis, Director of Transportation Policy, MDOD

We will provide drinks and desserts, so bring your lunch and join us for this event!

Register [here](#).



SILVER

AGM Financial Services
Ballard Spahr
Bozzuto Construction
CBP Constructors
CPDC
Conifer Realty
Maryland DHCD
Gallagher, Evelius & Jones
Howard County Housing
Klein Hornig
Landex Corporation
Osprey Property Company
PNC Bank
RPH Architecture
Shelter Development
Southway Builders
SunTrust Bank
Telesis Baltimore
Woda Group

BRONZE

Baltimore Housing
Boston Capital
CHAI, Inc.
Conifer LeChase Construction

Attend the HUD 811 Annual Property Manager and Case Manager Meeting

The Maryland Partnership for Affordable Housing is hosting its third annual **HUD 811 Project Rental Assistance Program Manager and Case Manager meeting** on **April 24, 2018 from 9:30 a.m. to 3:30 p.m.** at the Meeting House of Oakland Mills. Join colleagues to learn about emergency preparedness for people with disabilities, strategies for addressing tenancy issues and an overview of the role of crisis intervention teams. Experienced and new property managers are encouraged to attend.

Register [here](#).

Mark Your Calendars: Community Connected Housing 2018 Spring Conference

May 23 -25, 2018: **The Maryland Association of Housing and Redevelopment Agencies** will host the Community Connected Housing 2018 Spring Conference. Early registration is now open and sponsorship and vendor space is available.

Learn more and register [here](#).

Nancy Rase Shares Her Wisdom at "Lessons From Legends" Event in Baltimore

Nancy Rase will serve as the Keynote Speaker at this year's University of Baltimore Real Estate and Economic Development Advisory Board "Lessons from Legends" event. Nancy will share insights from her career and experiences working in the affordable housing industry. Please join your colleagues to celebrate Nancy's esteemed career on **April 10, 2018 at 6:00 p.m. at the University of Baltimore Town Hall.**

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

Save the Date: Housing Fair in Frederick County

Frederick County DHCD is looking for affordable housing developers, managers and service providers to participate in the **June Bloom Housing Fair on June 16, 2018 from 9:30 a.m. to 4 p.m.** at the ARC of Frederick County. Classes and workshops will be held throughout the day covering topics such as mortgage and downpayment assistance programs, home repair and rental assistance programs. More information is available [here](#).

Delaware Valley Dev. Corp.
Foundation Development
Green Street Housing
Grimm & Parker
Habitat America
Housing Trust of America
Hudson Housing Capital
Humphrey Management
Ingerman Management
Marks Thomas Architects
National Foundatoin for
Affordable Housing Solutions
NHP Foundation
Nixon Peabody
Novogradac & Company
Pax-Edwards
PIRHL
R4 Capital
Raymond James
Real Property Research Group
Red Stone Equity Partners
Victory Housing
Wells Fargo
Woori America Bank

NONPROFITS

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ARC of the Central Chesapeake
Region
Cinnaire
Episcopal Housing
Interfaith Housing Alliance
MAHRA
Milford Housing Development
Corp.
Mission First Housing
Volunteers of America

WELCOME NEW MAHC MEMBERS:

Century Engineering
Elysian Energy
Family Services, Inc.
RED Capital Group
Tiber Hudson
Value Lighting
Jessie Alfriend

INDUSTRY NEWS

Save the Date: NH&RA Asset Management Symposium

June 11 – 12, 2018: The National Housing and Rehabilitation Association (NH&RA) will host its third annual **Asset Management Symposium in Bethesda, Maryland**. Topics will explore strategies and best practices around affordable housing asset management, specifically opportunities to add value, manage expenses, create new revenue opportunities, manage dispositions and work productively with your financing and public agency partners.

Pre-sale registration is open until April 13, 2018. Register [here](#).

WHAT'S GOING ON AT MARYLAND DHCD

DHCD has announced the FY19 application round for three State Revitalization Programs, including Community Legacy, Strategic Demolition Fund and the Baltimore Regional Neighborhood Initiative. [Applications](#) are anticipated to open April 11, 2018 and are due on May 16, 2018.

The [Maryland Mortgage Program](#) has new loan and down payment assistance products, including a mortgage loan developed for borrowers with mid-range credits scores, a down payment assistance grant designed to be used with specific Freddie Mac mortgages, and the expansion an existing department grant program for down payment assistance.

MAHC COMMITTEE UPDATES

In this new monthly column, we will update members each month on what the various MAHC Committees are

working on. To join any of the MAHC Committees, contact [Miranda](#).

Resident Services Committee

Meeting on a quarterly basis, the **MAHC Resident Services Committee** is comprised of service coordinators, program managers and supportive service directors. Committee members represent for-profit, nonprofit and local government agencies. The committee's goal is to share resources, learn best practices and host guest speakers. Additionally, the committee discusses how to effectively address some of today's tougher societal issues that impact both the residents and property operations. In January, the committee met to discuss policies for reporting suspected elder abuse, how to recruit and retain solid talent in the supportive services field, the impacts to residents and property management due to VAWA, as well as HUD's new reporting requirements and resource guide. A new resource called *Aunt Bertha* was provided to the group – a new and comprehensive search tool that can be used to identify services and programs available in a specific area.

The next Resident Services meeting is scheduled for April 12 at 10 a.m. The location is TBD.

PROJECT SPOTLIGHT

Key's Pointe Apartments, Baltimore, MD

Key's Pointe, a 62-acre redevelopment of a 1940s public housing community in southeast Baltimore, recently completed construction of 68 affordable rental apartments. Families have already moved into nearly all of the new apartments. The new apartments are part of the second phase of this multi-year, multi-phase project. When fully complete, Key's Pointe will offer more than 900 new affordable and market-rate townhomes and apartments, as well as six acres of new parks and green space.

The redevelopment is a collaborative effort involving AHC Greater Baltimore Inc., the Michaels Development Company and the Housing Authority of Baltimore City. The project was designed by Moseley Architects and built by Bozzuto Construction.

More information [here](#).



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