Join Us for Housing Day!

There’s still time to sign up for Housing Day on February 14, 2019, from 8 a.m. to 12 p.m. to show support for the Governor’s proposed Capital Budget for DHCD and make sure rental housing funds stay in the 2020 budget. The Governor’s proposed budget includes full funding for all rental housing programs including $25 million for Rental Housing Works, $6 million for Partnership, and an increase to $18.5 million for the Rental Housing Program. We also have scheduled over
40 visits with legislators after the program so you can meet with them one-on-one about how you use these programs in their Districts!

Housing Day Speakers include:

- Key Members of the House and Senate
- DHCD Secretary Ken Holt - DHCD Update
- Molly Bryson, Ballard Spahr - Federal Update
- Chris Meyer - MCEP - Capital Budget Overview

Breakfast and Networking will go from 8 - 9 a.m., the Program will run from 9 - 10:45 a.m., and the legislative visits will begin immediately after the program. Housing Day is open to all housing advocates, and free registration is available here. Please join us!

Update From Annapolis

We are almost 1/3 of the way into the 2019 Legislative Session, and bills are slowly trickling out. Thus far, MAHC has opposed one bill - HB 23 - that seeks to prohibit tax credit properties from entering into limited access agreements with internet and cable tv providers and may be expanded to also include exclusive marketing agreements that provide some revenue for member properties. The Prince George’s County Delegation is also sponsoring a bill - HB 225 - that would eliminate the school facilities surcharge from affordable housing properties located within a quarter mile of a Metro stop or purple line station. Bills that dropped late this week include a State Low Income Housing Tax Credit Bill SB 583 that will establish a fund of $3 Million; HB 451/SB 812 - the Fair Housing Opportunities Act (formerly the HOME Act) which is also being cross-filed; the Community Development Fund - SB 632 which would seek a portion of the funding from the Unclaimed Property Fund to establish a fund for affordable housing and community development activities; and several bills related to Opportunity Zones. If you are interested in learning more about these and other bills relevant to the affordable rental housing industry, you should join the MAHC Legislative Committee where we review bills via bi-weekly conference calls! Contact Miranda to be added to the Committee invite list.

February Brown Bag Lunch

20 February 2019, 12 - 1:30 PM
Maryland DHCD, 7800 Harkins Road, Lanham, MD 20706
Register here.

SAVE THE DATE

Breakfast with the Secretary
11 April 2019
Blackwall Barn & Lodge, Gambrills, MD

MAHC Annual Meeting
21 October 2019
Baltimore, MD
Learn about the CORES Resident Services Certification Program at our February Brown Bag lunch on February 20, 2019, from 12 to 1:30 p.m. at Maryland DHCD’s office in Lanham. Alexandra Nassau-Brownstone, project manager for the CORES Initiative at Stewards of Affordable Housing for the Future (SAHF), will provide an overview of the certification program, which was recently added to the 2019 QAP as an optional certification developers can pursue for points towards meeting the resident services criteria. Please take some time to look over their website before the event to learn more about CORES here. MAHC will provide drinks and desserts, so bring your lunch and come learn more about CORES.

More information and registration here.

FUNDING AVAILABLE

Catalyst Capital Grant Applications Now Open

Baltimore DHCD’s Community Catalyst Capital Grant applications are now available. The program provides up to $3 million in grants will be awarded to support capital projects that are critical to locally-driven community revitalization projects. An information session is being held on February 6, 2019 from 9:30 to 11:00 a.m. at 417 East Fayette Street, 3rd floor. Applications are due March 22, 2019.

More information is available here.

Request for Proposals for the Baltimore Regional Project-Based Voucher (PBV) Program

The Baltimore Metropolitan Council (BMC) is seeking qualified and experienced developers to apply for affordable housing subsidies for new construction, substantial rehabilitation, or existing housing through the Baltimore Regional Project-Based Voucher (PBV) Program. A pre-proposal conference will be held on February 28, 2019, at 1:30 p.m.

Proposals must be received by BMC no later than Friday, March 15, 2019, by 4 p.m. View the full RFP here.

AGM Financial Services
Ballard Spahr
Bozzuto Construction
CBP Constructors
CPDC
Conifer Realty
Green Street Housing
Gallagher, Evelius & Jones
Howard County Housing
Klein Hornig
Landex Corporation
Maryland DHCD
Osprey Property Company
PNC Bank
Southway Builders
STUDIO 343
SunTrust Bank
Telesis Baltimore
Woda Group

Baltimore Housing
Boston Capital
Chesapeake Contracting Group
Delaware Valley Dev. Corp.
Foundation Development
Grimm & Parker
Habitat America
Hertzbach & Company, P.A.
Housing Trust of America
MEMBER NEWS

RPH Architecture has undergone a rebranding! They are now STUDIO 343, and have moved their office to 1912 D Lincoln Drive in Annapolis. Read about the full rebranding here.

Congratulations to MAHC Member Karen Harris who was recently elevated to a Partner at CohnReznick's Baltimore office. Karen is a member of the firm's affordable housing and health care practices and has over 20 years of extensive experience providing audit and accounting services to nonprofits.

INDUSTRY NEWS

NH&RA Annual Meeting & Symposium

Join more than 300 developers and tax credit professionals at the National Housing & Rehabilitation Association's affordable housing and multifamily developers conference on February 27 to March 2, 2019, in Miami Beach, Florida.

Registration and more information is available here.

WHAT'S GOING ON AT MARYLAND DHCD

The Maryland Department of Housing and Community Development recently released the final draft of the Qualified Allocation Plan (the "QAP") and Multifamily Rental Financing Program Guide (the "Guide") for public comment. The Department held the Internal Revenue Code (IRC) mandated public hearing for the 2019 QAP and Guide on Tuesday, February 5, 2019 where they accepted final comments on the draft. The final QAP is expected to be released in the next week or so. All documents relating to the final draft of the QAP and Guide can be found here.

NONPROFITS

AHC of Greater Baltimore
CHAI
Cinnaire
Episcopal Housing
LIIF
Interfaith Housing Alliance
MAHRA
Milford Housing Development Corp.
Mission First Housing
NHP Foundation
Volunteers of America

WELCOME NEW MAHC MEMBERS:

Alliant Capital
Columbia Bank
Healthcare for the Homeless
Howard Bank
Marian House
Low Income Investment Fund
Quantum Real Estate Mgmt.
The Preserve at Red Run, Owings Mills, MD

The Preserve at Red Run is an 87-unit 9% Tax Credit mixed-income family community in two four-story buildings with parking garages located at 9000 Garth Road in Owings Mills. Of the 87 total units, nine units, or 10%, are market rate, 11 units are in the Section 811 program, and the remainder serve households at 60% of AMI and below. The units are 667 sq. ft. for 1 BR, 925 sq. ft. for 2 BR and 1250 sq. ft. for 3 BR. All units feature in unit washer/dryer hookups, spacious kitchens, high efficiency HVAC, dishwashers, ceiling fans, and select units have balconies. The community includes covered parking, a large community room, computer lab, a playground, and onsite tenant service office.

Team Members included: Conifer Realty, Owner/Developer; Episcopal Housing Corporation, Co-Owner; Conifer-LeChase, General Contractor; Conifer Management, Property Manager; Mosley Architects; D.S. Thaler, Civil Engineer.

Construction begin in May of 2017 and was completed in January of 2019. Congratulations to Conifer and Episcopal Housing on completing this gorgeous new affordable housing property!
Last Call to Renew Your MAHC Membership

MAHC members should have received invoices for your 2019 membership renewal by email in December. Renewing your membership shows your support for the organization, and members receive a full year of benefits for unlimited staff in your organization, including attendance at all MAHC networking and educational events. If you aren't a MAHC member yet, it’s also a great time to join. If you did not receive an invoice, or have any questions about membership, please contact Miranda.

Thanks to everyone who has already renewed your membership for 2019! We appreciate your support!