

FEBRUARY 2018 NEWSLETTER



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



## Join Us For Housing Day!



### UPCOMING EVENTS

#### **Housing Day**

15 February 2018, 8 AM -12 PM  
House Office Building, Rooms  
170+180, Annapolis, MD 21401  
[Register here!](#)

#### **March Brown Bag Lunch**

08 March 2018, 12-1:30 PM  
Marian House,  
949 Gorsuch Avenue,

We hope to see many of you on **February 15, 2018** in Annapolis for Housing Day to learn about important legislative initiatives, network with other housing professionals and - most importantly - to show our legislators that rental housing matters by filling the room!

8-9 a.m. Breakfast & Networking

9-11 a.m. Program

11 a.m. Legislative visits begin

**REGISTER TODAY**

## It's Time to Renew your Membership!

MAHC Memberships run the calendar year, so it's time to renew your membership for 2018. Current MAHC members and sponsors should have received an invoice, so please show your support by renewing your membership. If you aren't a MAHC member yet, it's a great time to join. You'll receive a full year of membership benefits when you [sign up now](#). If you need a copy of your invoice, please contact [Miranda](#).

Thanks to everyone who has already paid your 2018 membership dues, we appreciate your ongoing support.

## Mark your Calendar: March Brown Bag Lunch

Join us on **March 8, 2018** for the **March Brown Bag Lunch** to learn about creative financing structures that have been used to develop permanent housing units for the homeless. Hear from a group of developers who have created housing units for the homeless in the Baltimore area. They will share their experiences and lessons learned including how to choose experienced partners and access creative capital and supportive service funding.

Speakers include:

- Katie Allston (Marian House)
- Nichole Doye Battle (GEDCO)
- Anthony Butler (AIRS)

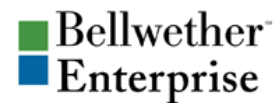
Baltimore, MD  
[Register here!](#)

**MAHC Happy Hour**  
22 March 2018, 5:30-7:30 PM  
BAROAK, 126 West Street,  
Annapolis, MD 21401  
[Register here!](#)

**SAVE THE DATE!**  
**MAHC Breakfast with Secretary Holt**  
13 April 2018, 8 -11 AM  
BWI Airport Marriott  
1743 W Nursery Road,  
Linthicum, MD 21090

**THANK YOU TO OUR  
2018 SPONSORS**

PLATINUM



GOLD



- Jim French (French Development)
- Dan McCarthy (Episcopal Housing)
- Russ Snyder (VOA Chesapeake)

MAHC will provide drinks and desserts, so bring your lunch and join us for this event. Register [here](#).

## Free Energy Efficiency Retrofit Training Program

As part of DHCD's CIF Multifamily Energy Efficiency Retrofit program, a second set of Operations and Maintenance classes are being offered until February 22, 2018 at no cost to participants who have buildings in the BGE utility territory. Classes will cover basic electrical safety, electrical conservation, residential HVAC, basic plumbing and water conservation.

Owners and managers with staff interested in participating in this program should contact [New Ecology](#) today with names and contact information of interested participants, and include a property reference address.

### MEMBER NEWS

#### Gary Garofalo Succeeds Dick Lombardo as Harkins CEO

With the retirement of Dick Lombardo, Harkins President Gary Garofalo has assumed the additional role and responsibilities of CEO. Additionally, Larry Kraemer has taken over as COO with the construction vice presidents reporting to him. Dick will continue to serve on the board of directors. This is only Harkins fourth change in leadership in 53 years.

Congratulations to Gary and Larry on their new positions. And congratulations to Dick on his retirement and the legacy he has built at Harkins!

#### Nancy Rase Chosen to Speak at University of Baltimore Event



### CHESAPEAKE CONTRACTING GROUP

#### 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  
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  
Nixon Peabody  
Novogradac & Company  
Pax-Edwards  
PIRHL

Congratulations to Nancy Rase for being chosen by the University of Baltimore Real Estate and Economic Development Advisory Board as this year's presenter for their "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 pm at the University of Baltimore Town Hall.

Learn more and register [here](#).

### **Baltimore City HOME Funds Released**

With the Qualified Allocation Plan (QAP) finalized, the 9% LIHTC submissions will be due in May. Therefore, Baltimore City DHCD will release available funds for the HOME Investment Partnership Program (HOME). The application schedule is as follows:

- Pre-proposal conference – 2/16 at 1 p.m.
- Applications submissions deadline – 3/9
- Developer presentations – week of 3/19
- Decisions/notifications – week of 4/2

Contact Jim Majors directly with any questions:  
[jim.majors@baltimorecity.gov](mailto:jim.majors@baltimorecity.gov)

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## INDUSTRY NEWS

### **Tax Overhaul Is a Blow to Affordable Housing Efforts**

The recent overhaul to the federal tax code will amount to vast cutbacks to the affordable housing industry, reports Conor Dougherty in the New York Times. The new tax law will reduce the growth of subsidized affordable housing by 235,000 units over the next decade, increasing the existing shortage of affordable housing units.

[Read](#) Dougherty's full article.

### **Prince George's County Energy Grants Now Available**

Prince George's County's Sustainable Energy Program is now accepting grant applications for the [Transforming Neighborhood Initiatives Clean Energy grant program](#) and the [Energy Star Certification & Green Leasing grant program](#). These grant programs uplift Prince George's County's mission to provide county residents with reliable

R4 Capital  
Raymond James  
Real Property Research Group  
Red Stone Equity Partners  
Victory Housing  
Wells Fargo  
Woori America Bank

## NONPROFITS

ACDS  
AHC of Greater Baltimore  
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:

RED Capital Group  
Tiber Hudson  
Jesse Alfriend  
Elizabeth O'Leary

and environmentally sound energy solutions that enhance their quality of life. Grants are only open to Pepco customers.

### **Now Accepting Applications for Housing Achievement Awards**

The Housing Authority of Nonprofit Developers (HAND) is now accepting nominations for its annual Housing Achievement Awards. These highly-anticipated awards will be presented at the 27th Annual Meeting & Housing Expo, on June 12, 2018, at the Omni Shoreham Hotel & Conference Center in Washington, D.C. Awards will be presented to organizations and individuals that have provided outstanding affordable housing projects or programs that show creative, innovative approaches in the industry. The deadline to enter is close of business on March 30, 2018.

Additional details and applications available [here](#).

### **FHFA Finalizes 2018-2020 Housing Goals for Fannie Mae and Freddie Mac**

The Federal Housing Finance Agency (FHFA) published a final rule that establishes new single-family and multifamily housing goals for Fannie Mae and Freddie Mac for 2018 through 2020 in accordance with the provisions of the Housing and Economic Recovery Act of 2008. The new goals replace the previous goals, which were in effect through the end of December 2017.

More information available [here](#).

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## WHAT'S GOING ON AT MARYLAND DHCD

DHCD has initiated the process to [revise the Qualified Allocation Plan \(QAP\) and Multifamily Rental Financing Program Guide](#) (Guide). The department will conduct the Internal Revenue Code (IRC) mandated public hearing on February 21, 2018, from 6-8 p.m. at DHCD. Comments or notice of intent to present oral comments at the public hearing should be sent electronically to [dhcd.qap@maryland.gov](mailto:dhcd.qap@maryland.gov) **no later than 5:00 p.m. on Tuesday, February 20, 2018.**

DHCD has opened a 30-day public comment period on the draft [Consolidation Plan Annual Performance and Evaluation Report \(CAPER\)](#). The department invites public input on the draft CAPER and will take written comments through close of business February 21, 2018.

Comments can be emailed to [janai.streat@maryland.gov](mailto:janai.streat@maryland.gov) or sent to DHCD's office.

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.

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## 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](#).*

The **Development Committee** is the largest MAHC Committee with 40+ members representing the development industry. Members have met several times over the last few months, focusing their work on discussing comments related to the draft QAP. Members were also briefed on a recent meeting with the Secretary and senior staff at DHCD that included their insights as to how they would internally handle the draft QAP efforts to meet the recent Voluntary Compliance Agreement and Conciliation Agreement. With the final draft QAP just released this week, the committee will be meeting on Friday, February 16th to determine if there are any additional comments MAHC should offer.

The **Construction & Design Committee** meets quarterly to discuss common concerns facing our industry, such as energy efficiency technology, hiring qualified subcontractors and cost containment. This committee also plans the MAHC Energy "lunch and learn" events for the membership. Our recent discussions have been centered around the energy code and air sealing technology. We hope to broaden the agenda for 2018 by reviewing exterior skin options, elevator company deposits and how they are recognized on requisitions and alternative flooring options. We will also continue to discuss Section 3 Business Development which we all recognize is a challenge. The committee's next meeting will be in March.

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## PROJECT SPOTLIGHT

## **Bay Terrace Apartments, Berlin, MD**

Pax Edwards, LLC completed renovations to the Bay Terrace Apartments, a 32 unit property in Berlin, Maryland. Renovations included upgrading the two-, three- and four-bedroom units with energy efficient appliances, structural improvements and new amenities that significantly enhance the residents' lives. The community center now includes a new community space, kitchenette and computer area with internet access.

The architect on the project was Architecture by Design. The property manager is Severn Management.



MAHC CAMERA

## **MAHC Holiday Mixer - December 5, 2017**

Thanks to Bozzuto for hosting our Holiday Mixer at their new Anthem House property in Baltimore!



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