

## JANUARY/FEBRUARY 2021 NEWSLETTER



# MARYLAND AFFORDABLE HOUSING COALITION



*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 Next Week

Please sign up to attend this year's **Housing Day** on **February 11, 2021** to show our legislators that the RHW Program is bringing jobs and affordable housing to

### UPCOMING EVENTS

*Due to the current public health crisis, in-person events are currently cancelled or on hold. To help stay connected we are holding regular committee meetings for members to share*

Maryland and urge them to fully fund the Governor's Budget for rental housing programs in FY2022. This includes \$37 million in additional funding for RHW. We may be virtual this year, but we still need to fill up the "Zoom Room" to show strong support from our industry!

The program will begin at 9:00 a.m. and includes remarks from a number of key legislators and an update from DHCD Deputy Secretary Owen McEvoy. We will also hear from David Gasson who will share the most recent good news on federal housing policy from Capital Hill. We will organize for and conduct individual meetings with legislators, so please sign up to join one of the County delegation groups to participate in the small meetings that will also take place on Housing Day.

## **REGISTER HERE**

## **What's Happening in Annapolis**

The 2021 Legislative Session has vastly changed this year. The work that typically takes place in Annapolis is now virtual, with all bill hearings, voting sessions, and floor sessions streamed live on YouTube. It is also the first year written testimony is being accepted by email, and oral testimony is taken over Zoom, so this is probably the most inclusive and accessible legislative session in Maryland history. Over 1,700 bills have already been filed, so there is no shortage of work to do in 90 short days. The MAHC Legislative Committee has been meeting to review bills of interest to our members and is following a number of bills this year. In response to COVID, there are quite a few bills that propose to overhaul the eviction process and offer additional protections, notices, and legal assistance to renters facing eviction. Bills of interest also include HB 90 that would require DHCD and local governments to complete a fair

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

### **Property Management Committee**

Wednesdays @1:00 p.m. bi-weekly

### **Development Committee**

Fridays @11:00 a.m. monthly

### **Construction & Design Committee**

Thursdays @1:00 pm quarterly

### **Resident Services Committee**

Thursdays @10:00 a.m. monthly

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

## **THANK YOU TO OUR 2021 SPONSORS**

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housing assessment every 5 years, HB 105 which would require CDA to publish their LIHTC monitoring results on their website and allow direct feedback from residents, SB 182 would apply the state's MBE Goals to all GO Bond funded projects and HB 60 would allow a State income tax credit for the owner of multifamily housing if certain energy improvements are made. You can see the full list of bills that MAHC is tracking on our website [HERE](#).

## 9% Tax Credit Award Winners Announced

The Hogan administration announced the results of the Maryland Department of Housing and Community Development's 2020 application round for federal Low Income Housing Tax Credits and state Rental Housing Funds. Nearly \$40 million in state funds and federal tax credits have been awarded to 18 projects out of 51 applications. Congratulations to all of the awardees in this year's Round!

You can read a full list of recipients [here](#).

## IRS Guidance on LIHTC Program

The Internal Revenue Service (IRS) recently released guidance on Housing Credit program deadlines related to the COVID-19 pandemic. It provides extensions until Thursday, Sept. 30, 2021, for the 10% test deadline and 24-month minimum rehabilitation expenditure period, and an extension to Friday, December 31, 2021 for the placed in-service deadline. Through September of 2021, the guidance also offers a moratorium on compliance monitoring, communities whose states closed common areas will not have a reduction in eligible basis and QAP hearings will be able to take place by phone.



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### SILVER

AGM Financial Services  
Ballard Spahr  
Bozzuto Construction  
Hooten Construction  
Conifer Realty  
Green Street Housing  
Gallagher, Evelius & Jones

Hamel Builders Inc.

Howard County Housing  
Klein Hornig  
Maryland DHCD  
PNC Bank  
Southway Builders  
STUDIO 343  
SunTrust Bank  
Woda Group

### BRONZE

Architecture By Design  
BCI Management

Chesapeake Contracting Group

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

## FUNDING AVAILABLE

### Paycheck Protection Program Loans

The National Development Council's Grow America Fund is accepting applications for Paycheck Protection Program (PPP) First Draw and Second Draw Loans.

Go [here](#) to begin the application process.

## MEMBER NEWS

### CDN Community Development Day

CDN will hold a virtual **Community Development Day** on Wednesday, **Feb. 17, 2021** to tell state legislators to protect people across Maryland facing evictions and foreclosures.

You can register for this event [here](#).

## INDUSTRY NEWS

### Biden's COVID Plan

President Joe Biden released a \$1.9 trillion COVID-19 relief plan in January that includes an extension of the eviction and foreclosure moratoriums and continues applications for forbearance on federally guaranteed mortgages until the end of September. The proposal would provide an additional \$25 billion in rental relief and \$5 billion in emergency assistance to help individuals and families obtain stable housing.

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  
Nixon Peabody

Novogradac & Company  
Pando Alliance

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

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You can read more about the proposed relief plan [here](#).

### **CDC Eviction Moratorium Extension**

The Centers for Disease Control and Prevention (CDC) extended its eviction moratorium through Wednesday, March 31, 2021.

You can learn more about this announcement [here](#).

### **HUD Staff Updates Under Biden Administration**

The Senate Committee on Banking, Housing, and Urban Affairs held a nomination hearing for Rep. Marcia Fudge, President Biden's nominee for HUD Secretary, in late January. Currently, Matt Ammon is serving as acting HUD secretary. Biden also appointed HUD Associate Deputy Assistant Secretary Janet Golrick to serve as acting FHA commissioner. Ethan Handelman has been named Deputy Assistant Secretary for Multifamily Housing, and Arthur Jemison joined HUD as the Principal Deputy Assistant Secretary of the Office of Community, Planning, and Development.

You can read more [here](#).

### **NH&RA Events**

NH&RA is holding a webinar on **Strategies to Mitigate Rising Insurance Premiums** on **Thursday, Feb. 11 from 3 – 4:30 p.m.** The **NH&RA Annual Meeting** will take place from **March 3 – 5, 2021**. Leaders in the affordable housing and tax credit development industry will convene to discuss the latest developments in multifamily development, finance, and operations.

MAHRA  
Milford Housing Development  
Corp.

Mission First Housing  
NHP Foundation  
The Community Builders

Volunteers of America

WELCOME NEW  
MAHC MEMBERS:

Jill Michaels  
KCG Development  
KCW Engineering Technologies  
Plano-Coudon Construction  
The Salem Property Solutions  
Group

You can register for the webinar [here](#), and register for the Annual Meeting [here](#).

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#### WHAT'S GOING ON AT MARYLAND DHCD

##### **Hogan Announces Further Rental Relief Funding**

Gov. Larry Hogan recently announced \$258 million in additional rental relief funding has been allocated to Maryland, and another \$143 million was allocated directly to jurisdictions in the State with populations over 200,000, through the Federal COVID Relief Bill that was passed in late December. DHCD will be administering these funds to ensure that Marylander residents do not lose their housing as a result of the COVID pandemic.

You can read more [here](#).

##### **DHCD Releases FY 2020 Annual Report**

The Maryland Department of Housing and Community Development recently released its Fiscal Year 2020 Annual Report. During FY 2020, the Department generated an economic impact of nearly \$4 billion for the state, including \$63 million in state and local taxes.

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

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#### PROJECT SPOTLIGHT

##### **Homes on Quaker Lane, Sandy Spring, MD**

Homes for America partnered with the Friends House Retirement Community (FHRC) to develop Homes on



Quaker Lane, 80 affordable apartment units for seniors. It offers one and two-bedroom apartments, substantial community space, including a multipurpose room, library, lounge area and a fitness center. Homes on Quaker Lane is connected by a breezeway to the Friends House multipurpose building where residents can participate in services provided by FHRC.

The general contractor was Harkins Builders; the Architect was Grimm & Parker; and Humphrey Management is the Property Manager.



