

JANUARY 2020 NEWSLETTER



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

Update from Annapolis: A Preview of the 2020 Legislative Session

The 2020 Legislative Session opened on Wednesday with new leaders in both the House and Senate for the first time in 16 years. Delegate Adrienne Jones from Baltimore County was elected House Speaker and Senator Bill Ferguson from Baltimore City was elected Senate President. There are also a number of other new leaders in both the House and Senate, and at least six brand new legislators, with more to come. You can learn more about the five new Delegates and one new Senator [HERE](#). It's going to be a busy session

as the House and Senate work to figure out how to implement the funding recommendations of the Kirwan Commission while also trying to fund other priorities, all while staying within the spending limits set by the Spending Affordability Committee. The Governor must release his FY21 Budget by January 15, 2020, so next week we will have a better idea of what the DHCD budget looks like.

For those who don't know, \$12 million of the \$27 million FY20 appropriation for Rental Housing Works (RHW) is part of the "fenced off funds" that have not been released by the Governor, so this year it will be more important than ever to urge our legislators to fully fund RHW at \$25 million and to fund it out of GO Bonds so it's not subject to mid-year cuts or political actions in the future. DHCD anticipates RHW funds will be fully committed by March, so it very important that we work together to advocate for full funding for RHW in FY21.

We hope to see everyone in Annapolis on February 19, 2020, for Housing Day! If you want to join the MAHC Legislative Committee and learn more about bills that could impact our members, email [Miranda](#).

Join us for Housing Day 2020!

Let's show our legislators that the RHW Program is bringing jobs and affordable housing to Maryland and urge them to fund it at \$25 million and provide full funding for other key rental housing programs in 2021. Affordable housing provides Maryland residents with a safe place to live and raise their families, and it creates jobs for Marylanders.

February 19, 2019

**House Office Building
6 Bladen Street
Rooms 170 + 180
Annapolis, MD 21401**

Registration/Networking - 8:00 - 9:00 a.m.
Program - 9:00 - 10:30 a.m.
Meetings with Legislators - 10:30 a.m. - 12:00 p.m.

[REGISTER HERE](#)

DHCD To Offer LIHTC Compliance Training in 2020

DHCD is sponsoring three trainings in 2020 for property management staff to learn more about how to ensure their properties are in compliance with the Low-Income Housing Tax Credit Program. These sessions will take place on March 11, June 18 and September 16.

The March 11 training, "**Income & Assets Verification & Calculation,**" will provide concentrated instruction on the required methodology for calculating and verifying income and assets. This applies to all federal housing programs, including the low-income housing tax credit, tax-exempt bonds, Section 8, Section 515, HOME and Public Housing. The day will conclude with a special panel discussion focused on Maryland's approach to sensitive LIHTC compliance issues, including "safe harbors" when analyzing self-employment and tip income.

This day-long training will take place at the BWI Airport Marriott Hotel.

Register [here](#). The registration deadline is February 28, 2020.

Other 2020 DHCD Trainings:

- June 18, 2020: Intermediate/Advanced LIHTC
- September 16, 2020: Onsite LIHTC Management Requirements & Recommended Policies

FUNDING AVAILABLE

Maryland Affordable Housing Trust Opens Special Round of Grant Awards

The **Maryland Affordable Housing Trust**, which promotes affordable housing for households earning less than 50 percent of the area median income, has opened a special round of grant awards. Applications are due on **January 31, 2020**. Eligible applicants include nonprofits, public housing authorities, government agencies and profit-motivated entities.

For more information contact maht.dhcd@maryland.gov or visit the DHCD website [here](#).

NOFA: FY 2019 Section 811 Capital Advance

The U.S. Department of Housing and Urban Development (HUD) has announced available funding for **Section 811** Supportive Housing for Persons with Disabilities (Capital Advance) to develop and maintain supportive rental housing for very low-income people with disabilities.

Proposals are due **February 10, 2020**. More information is available [here](#).

MEMBER NEWS

Affordable Housing Developers Information Session

The Baltimore County Department of Planning is hosting an **Affordable Housing Developers Information Session** on **January 31, 2020**, from 11 a.m. to 2 p.m. at the Maryland Center for Agriculture and Farm Park (1114 Shawan Rd., Cockeysville, MD). During this session, participants will learn more about an array of topics, including the Baltimore County's Voluntary Compliance Agreement, the developer's application process and the 2020 Qualified Allocation Plan.

RSVP by January 28, 2020, to Marcia Williams at mdwilliams@baltimorecountymd.gov or 410-887-6055.

Lunch and Learn Webinar: Tools for Making Housing Work for People with Disabilities

The Maryland Department of Disabilities will conduct a webinar on "reasonable accommodations and reasonable modifications" in housing for people with disabilities.

This session will take place from noon to 1 p.m. on **January 22, 2020**.

Go [here](#) to register.

INDUSTRY NEWS

National Council of Housing Market Analysts' Spring Meeting

The National Council of Housing Market Analysts invites you to join them March 31 to April 1, 2020 in Washington, D.C., for their spring meeting. This will include two days of transaction-oriented discussion, state-of-the-art case studies, deep dives into multifamily market analysis and underwriting topics, and professional networking.

Learn more about the event [here](#) and register [here](#).

New Report on Rental Assistance Demonstration

The final report on the Rental Assistance Demonstration Program (RAD), published by HUD's Office of Policy Development and Research, analyzes whether RAD preserves affordable housing by improving physical conditions and stabilizing the financial footing of properties. The report also evaluates the preservation and improvement of former public housing units, the amount of private capital leveraged as a result of such conversion, and the effect of conversion on residents.

The full report can be read [here](#).

WHAT'S GOING ON AT MARYLAND DHCD

In early January, Gov. Larry Hogan announced a **\$3 million bridge loan through DHCD's Neighborhood BusinessWorks program** for the revitalization of Baltimore's historic Lexington Market, one of the longest operating public markets in the United States. This loan will support three months of construction work for the estimated \$38.5 million redevelopment project. The Neighborhood BusinessWorks bridge loan will also enable the Lexington Market project to meet certain financing requirements to secure additional New Market Tax Credit resources.

HUD released the **2020 Qualified Census Tracts and Difficult Development Areas designations**, which are used by DHCD for several of their financing programs. These [new designations](#) will take effect on January 1, 2020.

PROJECT SPOTLIGHT

Rock Spring Station, Forest Hill, MD

Rock Spring Station, conveniently located in the Forest Hill community in Harford County, features modern and spacious one-, two- and three-bedroom apartment homes. Many

neighborhood amenities are located within half a mile of the apartments, including a grocery store, a variety of restaurants and fast food options, pharmacy, department store, urgent care facilities, outdoor recreation complex, medical offices and award-winning local schools. Retail space is also available on the lower level of the building. All apartments are dog friendly and several are wheelchair accessible.

The developers were Osprey Property Company and Pax-Edwards. Habitat America is the property manager. Other project team members included Pando Alliance as the energy consultant; Grimm and Parker was the architect; Southway Builders was the contractor; and Century Engineering.



Don't Forget to Renew Your MAHC Membership!

Renewing your membership shows your support for our important work in Maryland 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! Join [here](#).

Thank you to all new and current members. We appreciate your support! If you wish to increase your support and become a Sponsor in 2020, please contact Miranda before paying your invoice.

UPCOMING EVENTS

2020 Housing Day

February 19, 2020, 8 AM - 12 PM

House Office Building

Rooms 170 and 180

6 Bladen Street

Annapolis, MD 21401

[Register here!](#)

SAVE THE DATE!

Breakfast with the DHCD Secretary

April 16, 2020

Blackwall Barn & Lodge

Gambrills, MD