



OCTOBER 13

2022



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**ANNUAL MEETING**  
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# ANNUAL MEETING AGENDA

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## Welcome and MAHC Business

Christine Madigan, MAHC President

## Reflecting on the Accomplishments of the Hogan Administration

Secretary Ken Holt, Maryland Dept. of Housing and Community Development

## MAHC President's Award

Ken Holt, Secretary, Maryland Dept. of Housing and Community Development

## MAHC 2022 Legislative Priorities

Maryann Dillon, MAHC Legislative Committee Co-Chair

## Federal Housing Policy Update

Ellen Lurie Hoffman, U.S. Dept. of the Treasury

Matthew Heckles, U.S. Dept. of Housing & Urban Development

## MAHC Housing Awards

### Housing Leadership Award

Senator Guy Guzzone, District 13

Senator Sarah Elfreth, District 30

### Housing Person of the Year Award

Jessica Zuniga

Foundation Development Group

Humphrey Management

### Innovation Award

Four Ten Lofts

Baltimore, MD

Developed by Episcopal Housing & French Development

## Closing Remarks

Christine Madigan

## Door Prize Drawing

Miranda Darden-Willems & Nichole Battle

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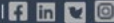
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# MAHC Housing Award Winners

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## Housing Leadership Award



This award recognizes an elected or appointed official or an industry leader who has shown outstanding leadership in promoting, preserving and producing affordable rental housing in Maryland.

**Guy Guzzone, Maryland Senate, District 13**  
**Sarah Elfreth, Maryland Senate, District 30**



MAHC is pleased to co-present the prestigious Housing Leadership Award to Senate Budget & Tax Committee Chair Guy Guzzone and Senate Budget & Tax Committee Member Sarah Elfreth for their leadership in the Senate and their commitment to advocating for increased state funding support for the production of affordable housing. They were instrumental in securing additional funding in the Capital Budget to ensure that DHCD can continue to provide loan funds to projects in their development pipeline to produce much needed affordable housing units across Maryland.

Senator Guy Guzzone has been a member of the Maryland Senate since 2015 representing District 13 in Howard County. Senator Guzzone has been on the Budget & Tax Committee since joining the Senate in 2015 and has served as the Committee Chair since 2020.

Senator Sarah Elfreth has been a member of the Maryland Senate since 2019 representing District 30 in Anne Arundel County. She has been on the Budget & Tax Committee since joining the Senate and has also served on the Capital Budget Subcommittee since 2021. She is also a member of the Joint Committee on Ending Homelessness.

MAHC would like to thank Senator Guy Guzzone and Senator Sarah Elfreth for their outstanding service to the citizens of the State of Maryland and particularly to those citizens who are in desperate need of a place to call home. You are both tremendous advocates for families and seniors who need affordable housing, and you understand the importance of the public-private partnership that is needed to create and preserve housing that is affordable for all Marylanders. We appreciate your partnership and your support and look forward to continuing our important work together.

Past Award Winners: Kathleen Koch, ACDS; Tiffany Robinson, Maryland DHCD; Elaine Cornick, Maryland DHCD; Rushern Baker, III, Prince George's County Executive; Isiah Leggett, Montgomery County Executive; Delegate Adrienne Jones; House Speaker Michael Busch; DHCD Secretary Ray Skinner; US Representative Elijah Cummings; Senator Barbara Mikulski; Bart Harvey, Chairman of Enterprise Foundation; Senator Ben Cardin; Governor Martin O'Malley; Senator Nancy King; Senator Rona Kramer; Delegate Maggie McIntosh; Douglas Duncan, Montgomery County Executive; Senator Ed DeGrange; Delegate Pete Rawlings

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## President's Award

This award is given at the discretion of the MAHC President to acknowledge an individual or organization who has demonstrated outstanding leadership and collaboration in advancing the affordable housing industry in Maryland.

### **Kenneth Holt, Secretary, Maryland Dept. of Housing & Community Development**

MAHC is honored to recognize Ken Holt as the recipient of the President's Award. During his eight year tenure as Secretary of the Maryland Department of Housing and Community Development, Ken quickly learned about the variety of funding sources that flow through the Department and adapted his entrepreneurial and corporate business skills to help the Department become more efficient and more productive. Under his leadership, DHCD launched numerous new programs, deployed more resources across Maryland, and produced more housing units than any other time in the history of the State. He listened to developers concerns and quickly found solutions as needed to ensure that projects could proceed. His office also deployed millions of dollars in COVID Relief funds, while also running their traditional housing and neighborhood revitalization programs. He is a true champion for efficient and effective government and Maryland's affordable housing inventory has greatly increased due to his hard work and dedication to the mission of DHCD.

Ken Holt was appointed Secretary of the Maryland Department of Housing and Community Development by Governor Larry Hogan in 2015 after serving on the new administration's transition team. As Secretary, he manages the state's housing finance, mortgage insurance and community development. Secretary Holt is also a former member of the Maryland General Assembly where he served on the House Appropriations Committee and the subcommittee on education and economic development. During his 25-year career with Morgan Stanley in Baltimore, Secretary Holt served as senior vice president, branch manager and portfolio manager. He was previously chairman and chief financial officer of Traitify, a software development firm that was recognized by Maryland's Technology Development Corp. as the "most innovative" start-up company of 2013. Secretary Holt gained on-the-ground experience with neighborhood revitalization, development and housing issues as a past member of the Baltimore County Master Plan Advisory Committee and Baltimore County Human Relations Commission.

On behalf of the MAHC Board of Directors, we congratulate Ken Holt for his outstanding service to the State of Maryland. We offer our sincere thanks for his advocacy and leadership on behalf of all citizens of Maryland who deserve safe and decent housing, and we are pleased to present him with the President's Award.

Past Award Winners: Chickie Grayson; Episcopal Housing Corporation; Jonette Hahn; Maryland Dept. of Housing and Community Development; Nancy Rase; Ardath Cade



## Housing Person of the Year Award



This award acknowledges an individual who has made both significant contributions to affordable rental housing in Maryland and worked to help advance the interest of the affordable rental housing community in Maryland through advocacy, participation in policy or program improvements, or other volunteer efforts that have benefited housing for low and moderate income persons.

**Jessica Zuniga**  
**Foundation Development Group**  
**Humphrey Management**

Jessica Zuniga is receiving the Housing Person of the Year Award for her outstanding service and dedication to furthering the mission of MAHC and for her strong advocacy on behalf of the affordable housing industry which has elevated our presence across Maryland. Ms. Zuniga is a thoughtful leader who led the organization during the COVID Pandemic, while navigating many complex issues and concerns from our industry. For many years, Ms. Zuniga also led MAHC's advocacy efforts, strengthening the Rental Housing Works (RHW) Program and helping to establish it as the premier investment of State funds in support of affordable housing. As a mission driven developer, a talented problem solver, and inspirational mentor, Ms. Zuniga has made enormous contributions to support the affordable housing industry in Maryland.

Ms. Zuniga is the principal of Foundation Development Group, a certified Woman-Owned Business focusing on developing affordable housing communities in the mid-Atlantic region. She also joined Humphrey Management in October 2020, where she currently serves as the Chief Operating Officer. She is an active advocate for affordable housing and has served on the Board of Directors of the Maryland Affordable Housing Coalition for the past six years, including serving as the President from 2020 - 2022 and as the Co-Chair of the MAHC Legislative Committee. She is also the former Board Chair of Bridges to Housing Stability, a Howard County-based non-profit, and has served on the Board of the Anne Arundel Affordable Housing Coalition. Prior to her role at Foundation Development Group, Ms. Zuniga was Vice President of Development for Conifer Realty, LLC, a Rochester, New York-based, nationally-ranked, affordable housing development, management, and construction company.

MAHC is pleased to present the Housing Person of the Year Award to Jessica Zuniga.

Past Award Winners: Kathy Ebner; Bob Cleckner; Jim French; Magda Westerhout; Bethany Hooper; Eric Brown; Trudy McFall; Kathleen Koch; Nancy Rase; Jeff Hettleman; Duane Yoder

## Innovation Award



This award celebrates innovation within the affordable rental housing community in Maryland. Innovation could be a housing project, a program or an activity. The award is intended to provide the opportunity for recognition for the range of diverse activities undertaken by the MAHC membership; the key criteria is whether the project or activity is cutting edge and advances the state of affordable rental housing in Maryland.

### **Four Ten Lofts – Episcopal Housing Corp. & French Development Co.**

Four Ten Lofts is a new affordable housing community that was built on a former parking lot in the heart of the Bromo Tower Arts and Entertainment District in Baltimore. The mixed use project includes 76 apartments and incorporates specific amenities for artists such as a ventilated spray booth, artist workroom, and a sound recording studio as well as an art gallery, outdoor space, and street level retail space. Twenty units are set aside for households exiting homelessness, 48 are affordable units for working artists, and eight are market rate units.

Health Care for the Homeless provides on-site case management services to each permanent supportive housing resident. Upon move-in, these residents are assigned a case manager who offers support and helps to ensure a smooth transition to independent living. All residents of Four Ten Lofts are encouraged to take part in the arts program and to share their creative talents. Gallery shows, performances and events are organized regularly by a resident Artists Collaborative whose mission is to build a community that celebrates and embraces the creative and human potential of all residents.

Four Ten Lofts successfully brings together multiple populations and expands opportunities for low income households to live successfully in a mixed income, Priority Funding area that is near major employers, public transportation, and services, making it an ideal location for affordable housing. We are pleased to present this year's Innovation Award to Four Ten Lofts.

Past Award Winners: Hollander Ridge – NHP Foundation; Homes on Quaker Lane – Homes for America; Anne Arundel County Eviction Prevention Program; Homes on Johnsons Pond – Homes for America; Monte Verde Resident Services Program – AHC Greater Baltimore; Stone Grove Crossing – Pennrose; Sage Center – Episcopal Housing; Water Heather Energy Storage Program – Mosaic Power; Rivers Edge Apartments – Osprey Property Company; Housing Path Program – Montgomery County HOC; Pikeswood Park Apartments – Osprey Property Company; Burgess Mill Station – Stavrou Companies and Howard County Housing

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# 2021/2022 Accomplishments

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## Advocacy: Increased Financial Resources for Rental Housing

- Led a successful effort to secure record funding for DHCD, including \$42 Million for the Rental Housing Works Program, \$12 Million for the Partnership Rental Housing Program, and \$80 Million for the Rental Housing Fund in FY22. The RHW Program has received \$276 Million in State funding over the last ten years.

## Education: Provided Learning & Networking Opportunities

- Held a very successful virtual Housing Day with over 200 attendees.
- Continued the Brown Bag Lunch series and held four educational sessions on key and timely housing issues, such as Year 15 LIHTC disputes, 2022 legislative preview and re-cap events with CDN, and a joint session with the Anne Arundel Affordable Housing Coalition to discuss new initiatives to promote affordable housing production in their County.
- Held our 21st Annual Membership Meeting virtually with 200 people in attendance.
- Hosted a Holiday Mixer for members in Columbia, MD.
- Hosted six Networking happy hour events around the Baltimore Metro area to offer members an option to reconnect in person.
- Published E-newsletters throughout the year and used the MAHC website and E-blasts to keep members informed of important updates relative to the rental housing industry.
- Committees met throughout the year and provided members a chance to stay informed and to learn through peer exchange and guest speakers.

## Collaboration: Strengthening Partnerships with Maryland DHCD

- The MAHC Board met quarterly with Secretary Holt and his executive team to discuss program and policy issues that impact our members. We also continued to hold monthly calls with CDA leadership to discuss programming issues, funding constraints, and the impact on the development pipeline and closing schedule.
- Worked with DHCD to continue the Rent Relief Fund to provide rental assistance for our residents who were impacted by COVID and needed assistance making their rent payments.
- Provided comments on the draft 2022 Qualified Allocation Plan and Guide.
- Advocated for additional funds to aid projects experiencing unplanned gaps in their financing to enable them to get to closing and/or close those financing gaps.

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Harford County Housing Agency	Prince George's County Dept. of Housing and Community Development
Housing Commission of Anne Arundel County	Rockville Housing Enterprises
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Bon Secours Community Works	Housing Initiative Partnership, Inc.
Chesapeake Neighbors, LLC	Interfaith Housing Alliance, Inc.
Community Development Network of Md	Maryland Inclusive Housing
Community Housing Partners Corporation	Maryland Multi-Housing Association
Garrett County Community Action Committee	Montgomery Housing Partnership
Govans Ecumenical Development Corporation	National Equity Fund
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