

DECEMBER 2020 NEWSLETTER



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

## Please Support MAHC in 2021 -- Renew Your Membership

Thank you to our members who supported the Maryland Affordable Housing Coalition in 2020 and for bearing with us as we adapted our programming to a virtual platform.

### 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*

Your support and commitment have resulted in another productive year for MAHC. Some of this past year's accomplishments include strengthening our Committees and keeping members informed through more regular virtual Committee meetings, continuing our Brown Bag Lunch series, conducting a successful virtual Annual Meeting and updating our website to share COVID resources and information. Despite the challenges, it has been a busy year, and we hope you have joined us for some of the Committee calls and virtual events!

It is time to renew your MAHC Membership for 2021, and you should have recently received your invoice. We are counting on your continued support and commitment. While the way you participate in MAHC may be a little different - for now - it is vital that we continue to work as a Coalition to advocate as a collective voice for affordable rental housing in Maryland and to ensure that State rental housing funds are protected in the upcoming capital budget. We need your support to continue this important work. If you have questions about your membership or need an invoice, contact [Miranda](#).

## Upcoming Legislative Session + Housing Day Going Virtual

As we gear up for the upcoming 2021 General Assembly that begins on January 13, 2021, it is important to note the various changes being made to keep lawmakers and the public safe during the COVID-19 outbreak. Access to the Senate and House offices will be strictly limited, and the general public - and lobbyists - will not be able to visit their legislators in person as we are accustomed to. All receptions and lobby days are prohibited, so we will be holding a virtual Housing Day and will be meeting with our legislators via Zoom throughout session. The House and Senate are both limiting testimony at bill hearings, and testimony must be given virtually. Also new this year,

*meetings for members to share 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 2020 SPONSORS

DIAMOND



GOLD



every floor session and committee hearing will be live-streamed, so advocates will have greater access to view these meetings remotely. You can learn more about the new arrangements for the upcoming General Assembly [here](#), and how these changes will affect the advocacy community [here](#).

The Board of Revenue Estimates met on Friday and voted to slightly increase the revenue projections for FY2021 and 2022. However, they still anticipate revenue at \$600M to \$700M less than pre-pandemic estimates. We will likely be playing a lot of defense this session to ensure that the DHCD Rental Housing Programs are fully funded so that production of affordable housing can continue, which will help with Maryland's economic recovery from this crisis.

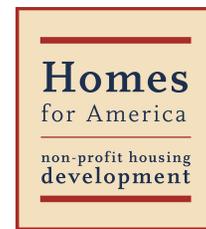
We know that the legislature will be focused on addressing the damage from COVID, but we also know that the Pandemic has shown our leaders how important affordable housing is and how key stable housing is to the health and safety of our residents and the recovery of our state. We will use this momentum to educate our legislators about the importance and success of the State's housing programs and garner their support.

As House Speaker Adrienne Jones stated recently "we are in uncharted territory, what is certain is that this session will be unlike any other" so we are preparing to be flexible and will schedule Housing Day as soon as we have a better idea of their weekly meeting schedule. Stay tuned for more information next month!

**FUNDING AVAILABLE**

### **HOPE VI Main Street Grant Program**

The U.S. Department of Housing and Urban Development (HUD) announced a Notice of Funding Availability



SILVER

AGM Financial Services

Ballard Spahr

Bozzuto Construction

Hooten Construction

Conifer Realty

Green Street Housing

Gallagher, Evelius & Jones

Hamel Builders Inc.

(NOFA) for the Fiscal Year 2020 HOPE VI Main Street Grant Program. This program provides grants to small communities to assist in the renovation of a historic or traditional central business district by replacing unused commercial space with affordable housing units. HUD anticipates making two awards of \$500,000 each.

Applications are due Tuesday, Jan. 19, 2021.

Go [here](#) to learn more about this opportunity.

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## MEMBER NEWS

### **MAHC Board of Directors Appointment**

MAHC announces the appointment of Ninette Patrick to the MAHC Board of Directors. Ninette is the Vice President of Learning and Development and Senior Regional Manager at Habitat America and will Chair the Property Management and Resident Services Committees for MAHC.

### **Ivy Dench-Carter Promoted**

Pennrose recently the promotion of Ivy Dench-Carter to Senior Vice President of Development. Congratulations on your well deserved promotion Ivy!

Read more [here](#).

### **Congratulations to Logan Schutz**

After 43 years of service, Logan Schutz is retiring from Grimm + Parker Architects. Throughout his career, he has designed numerous award-winning, multi-family residential and mixed-use projects. We wish you a happy retirement and thank you for your service to MAHC!

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

## BRONZE

Architecture By Design  
BCI Management

Boston Capital

Chesapeake Contracting Group

Delaware Valley Dev. Corp.  
Foundation Development

Grimm & Parker

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

PIRHL

Quinn Evans

## INDUSTRY NEWS

### OCC Publishes Notice of Proposed Rulemaking

The Office of the Comptroller of the Currency (OCC) today published a [notice of proposed rulemaking](#) requesting comment on its approach to determine Community Reinvestment Act (CRA) measurement thresholds. Comments must be sent in by Tuesday, Feb. 2, 2021.

Read more [here](#).

### FY 21 OCAFs Published

The Operating Cost Adjustment Factors (OCAFs) for fiscal year 2021 were recently published in the [Federal Register](#), and the fiscal year 2021 [Multifamily Utility Allowance Factors](#) are available now on [HUDUser](#).

## WHAT'S GOING ON A MARYLAND DHCD

### Rent Relief Extensions

Maryland DHCD recently received an additional \$10 Million in funds from Governor Hogan to continue to assist residents who are behind on their rent payments due to COVID through the Assisted Housing Relief Program (AHRP), and so will extend AHRP to cover rent delinquencies for April through December. Applications will be accepted online until Friday, Dec. 18, 2020.

To learn more, go [here](#).

### COVID-19 Funds Awarded to Local Jurisdictions

Maryland DHCD recently awarded \$19.3 million in Maryland Eviction Prevention Partnership grants to 17 local jurisdictions. These grants will address the housing

R4 Capital

Raymond James

Real Property Research Group

Red Stone Equity Partners  
Victory Housing

Wells Fargo

Woori America Bank

## NONPROFITS

AHC of Greater Baltimore

CHAI  
Cinnaire

Episcopal Housing  
LIIF

Interfaith Housing Alliance

MAHRA  
Milford Housing Development  
Corp.

Mission First Housing  
NHP Foundation  
The Community Builders

Volunteers of America

## WELCOME NEW MAHC MEMBERS:

BCT Design Group  
Housing Authority of the City of  
Annapolis  
SC&H Group  
Sheridan Consulting

needs of over 3,600 households across Maryland who have been impacted by COVID.

You can go [here](#) to read more.

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## PROJECT SPOTLIGHT

### **Patuxent Cove Apartments, Lexington Park, MD**

Patuxent Cove Apartments is a new 60 unit income diverse community serving residents of St. Mary's County who earn 60% AMI and below. There are 15 apartments with no income restrictions, and 15 apartments are set aside for veterans. All of the first-floor units are visitable and allowed the community to increase the number of fully accessible apartments to 11 percent, more than double the federal mandate. The building exteriors are clad with sustainable and durable materials. The apartment interiors have a spacious open concept layout equipped with Energy Star appliances, washer/dryer hookup, microwaves, patios and/or balconies, and high quality, desirable finishes. Amenities include ample parking, an outdoor play area for school age children and a large club house that houses the indoor fitness center, cyber café/business center, large game area and offices for the management company. The community also includes a solar photovoltaic system.

Patuxent Cove is a joint venture partnership between St. Mary's County Community Development Corp., and Conifer Realty, LLC. Conifer LeChase constructed the project, and Conifer Management is the Property Manager. Pando Alliance provided the Green/Energy Testing. The Housing Authority of St. Mary's County provided project-based vouchers for the property, and Three Oaks Community Center is referring veterans. The

community center is also providing wrap around services for residents.

