

MARCH 2020 NEWSLETTER



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

**2020 Membership Breakfast with DHCD
Secretary Ken Holt**

UPCOMING EVENTS

**Breakfast with the DHCD
Secretary**

April 16, 2020
8:30 - 11:30 a.m.

Join us for our annual Membership Breakfast with Department of Housing and Community Development (DHCD) Secretary Ken Holt and his staff on **April 16, 2020**, at the Blackwall Barn & Lodge, as we celebrate the end of the FY 2021 legislative session and recognize some of our member's accomplishments over the past year. We'll start with networking over breakfast, followed by a short program to learn what's new at DHCD and MAHC. Lastly, DHCD will present their annual awards. This is a free event for MAHC members, but space is limited. Please limit registration to three attendees per organization. Advanced registration is required to attend.

Register [here](#).

Update from Annapolis



February was a busy month in Annapolis! We had a very successful Housing Day on February 19th with a packed room. Attendees met with 40 legislators on Housing Day and advocated for full funding of the DHCD Rental Housing budget. Also this month, MAHC members testified in support of the DHCD budget at the House Appropriations and Senate Budget & Tax Capital Subcommittee hearings. Additionally, MAHC submitted testimony in support of the HOME Act (HB231/SB530) which would expand the fair housing law to include source of income. That bill has passed the Senate and should be voted on in the House this week. MAHC also provided written testimony in support of SB387/HB472 to provide funding for the Community Development Program and HB1149 - the Social Housing Act - which would create an additional funding

Blackwall Barn & Lodge
Gambrills, MD

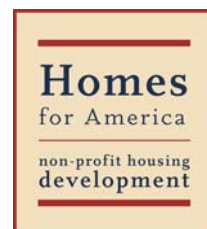
Register [here](#).

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DIAMOND



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source for the Partnership Program. Neither bill has been voted on yet. MAHC testified in opposition to HB1567/SB715 to create an affordable housing development credit and participated in a work group meeting with the Senate to convey our concerns about pushing such a complex bill through without more input from our industry. We hope to participate in a work group to review how other states have successfully implemented similar programs and help determine the best way for Maryland to move forward on such a program in the future.

Federal Tax Credit Bill Update

Senators Maria Cantwell (D-WA) and Todd Young (R-IN) are planning to introduce a stand-alone fixed 4% Low Income Tax Credit (LIHTC) bill early this month. Last year, Congress dropped a 4% LIHTC provision from the 2019 year-end package of spending and tax items.

FUNDING AVAILABLE

Baltimore Metropolitan Council Announces New RFP

The Baltimore Metropolitan Council (BMC) is seeking qualified and experienced developers to apply for affordable housing subsidies for new construction, substantial rehabilitation, or existing housing through the [Baltimore Regional Project-Based Voucher \(PBV\) Program](#). Successful applicants may be eligible for scoring incentives in the upcoming 2020 competitive round of LIHTC awards conducted by the Maryland Department of Housing and Community Development (DHCD). **Proposals must be received by BMC no later than Wednesday, March 18, 2020, by 4 p.m.**

Grant Opportunities for Nonprofits Serving D.C. Metro Region

The Greater Washington Community Foundation has opened its Spring 2020 Grant Round and is now accepting grant proposals from nonprofits across the Greater Washington region, including Montgomery County and Prince George's County. These funding opportunities include grants from the Fund for Children, Youth, and Families; Spring Creek Environmental and Preservation Fund; and the David Bradt Nonprofit Education Fund's Nonprofit Leadership Award. Additionally, the Resilience Fund has opened a call for ideas and the Partnership to End Homelessness has released an RFI related to advocacy and public will building efforts focused on homelessness and affordable housing.

Applications must be submitted on **Monday, March 9, 2020, by 4 p.m.** More information can be found [here](#).

MEMBER NEWS



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
Landex Corporation
Maryland DHCD
PNC Bank
Southway Builders
STUDIO 343
SunTrust Bank
Woda Group

BRONZE

Allen & Shariff Engineers
Architecture By Design
Baltimore City DHCD
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

Homes for America Searching for New President

Kathy Ebner, president and CEO of Homes for America, has announced plans to retire later this year, concluding her 15-year career with HFA. The organization is looking for experienced candidates for president who have experience serving the Maryland or the mid-Atlantic region and who understand and share HFA's mission and values. Before instigating a formal national search, HFA would first like to hear from their Maryland colleagues about any possible candidates.

If you are interested in the position or would like to recommend a candidate, please contact Trudy McFall, HFA board chairman, at Trudy@homesforamerica.org.

Congratulations to CSI Support & Development and Comprehensive Housing Assistance, Inc.

We extend our heartfelt congratulations to MAHC members CSI Support & Development Services and Comprehensive Housing Assistance, Inc. (CHAI), which are among the 18 recipients of \$51.5 million in awards from HUD to build and operate affordable housing for very low-income older adults under the Section 202 Housing for the Elderly. You can learn more about the announcement [here](#).

INDUSTRY NEWS

Analysis of Impediments to Fair Housing Choice in the Baltimore Region

The draft 2020 Analysis of Impediments to Fair Housing Choice in the Baltimore Region (AI) is now available for public comment. The draft includes input from a series of local stakeholder meetings and a resident survey conducted last year.

The analysis relies on data from the U.S. Department of Housing and Urban Development, as well as other sources, to identify challenges to housing choice for populations protected under the Fair Housing Act and to propose suggestions to incorporate in the jurisdictional Consolidated Plans and Public Housing Agency plans.

There will be a public hearing to discuss the analysis on **March 23, 2020, at 6 p.m.** at the Baltimore Metropolitan Council office. Click [here](#) for directions.

The 30-day public comment period ends on March 31, 2020. Please submit comments by email to housing@baltometro.org.

You can view the full AI draft [here](#).

Financing LIHTC Properties Using Private Activity Bonds Webinar

The Novogradac Financing LIHTC Properties Using Private Activity Bonds Webinar will offer a comprehensive overview of how development teams can use

Pax-Edwards
PIRHL
Quinn Evans
R4 Capital
Raymond James
Real Property Research Group
Red Stone Equity Partners
R.E. Robertson Plumbing
Taft Mills Group
Victory Housing
Wells Fargo
Woori America Bank

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CHAI
Cinnaire
CSI Support & Development
Episcopal Housing
MAHRA
Milford Housing Development Corp.
Mission First Housing
NHP Foundation
The Community Builders
Volunteers of America

WELCOME NEW MAHC MEMBERS:

Allen & Shariff Engineers
Taft Mills Group
John Maneval
Julia Pearson

private activity bonds and 4% LIHTCs to finance affordable multifamily rental housing properties.

This webinar will take place on **Thursday, March 19, 2020, from 1 to 3 p.m.**

Learn more and register [here](#).

Novogradac's 2020 Affordable Housing Conference

Novogradac will convene their 2020 Affordable Housing Conference from April 30- May 1, 2020 in San Francisco. This event will offer attendees the opportunity to learn more about the latest developments in LIHTC news, trends and opportunities.

More information is available [here](#), and registration is available [here](#).

NCSHA's Housing Credit Connect 2020

The National Council of State Housing Agencies (NCSHA) will hold Housing Credit Connect 2020 in St. Louis **June 2-5, 2020** for Housing Credit professionals. The conference will include executive directors and senior staff of the Housing Credit allocating agencies, federal agency officials, affordable housing developers, lenders, syndicators, investors, tax advisors, asset managers, nonprofit leaders, compliance experts, property managers and service providers.

More details and registration can be found [here](#).

WHAT'S GOING ON AT MARYLAND DHCD

LIHTC Compliance Trainings - Now in Maryland

DHCD is sponsoring a series of compliance trainings in Linthicum with AJ Johnson 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. The training on **June 18, 2020**, will offer a broad overview of the compliance issues relating to the management of LIHTC properties, including rent calculation, explanation of minimum set-aside issues, and income and eligibility verification requirements.

Register [here](#).

The **September 16, 2020**, training will focus on on-site management and recommended policies for LIHTC properties, such as resident eligibility issues and resident intake.

Learn more and register [here](#).

2020 QAP and Multifamily Rental Financing Program Guide

The final draft of the 2020 Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide has been released and is now available for public comment. All documents relating to the final draft, including clean and blacklined versions and summary of the changes, can be found here:

<https://dhcd.maryland.gov/HousingDevelopment/Pages/QAPGuideRevisions.aspx>

DHCD will hold a public hearing on the guide on **March 18, 2020, 6 to 8 p.m.** at their office in Lanham, Maryland.

Written comments and notice of intent to present oral comments at the public hearing should be sent to dhcd.qap@maryland.gov by 5 p.m. on March 17, 2020.

Bond Rating Upgraded

Moody's Investors Service upgraded the Maryland Community Development Administration's Residential Revenue Bond Program from an Aa2 rating to an Aa1 rating with Stable Outlook. This is the first state housing finance bond rating upgrade in Maryland in 40 years. The upgrade took place in connection with the \$130.75 million 2020 Series A (Non-AMT) and \$9.25 million 2020 Series B (AMT) bond issuance. This improvement is based on the robust pace of first-time homebuyer loan originations over the last several years, and the expectation that increased bond issuance in 2020 will be used to purchase mortgage-backed securities. Combined, those factors reduce the portfolio's overall exposure to whole loans and reducing risk within the program.

You can learn more [here](#).

PROJECT SPOTLIGHT

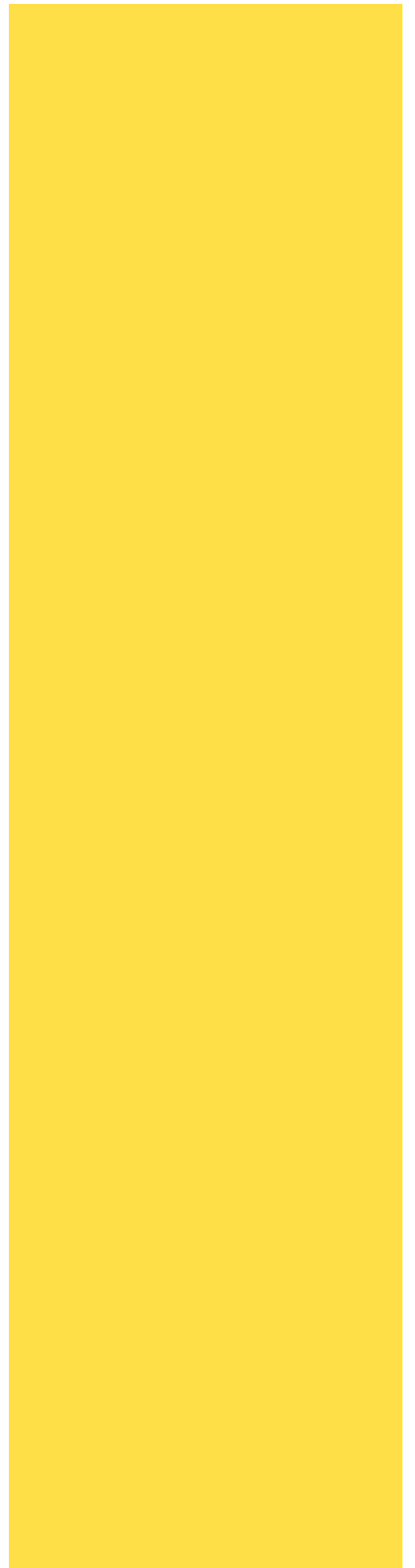
Monument East Apartments, Baltimore, MD

The Community Builders' Monument East Apartments in Baltimore's Oldtown neighborhood just completed a full renovation. The project includes 170 high-quality, affordable apartments for elderly and non-elderly disabled residents. The building renovation includes a new entrance with an inviting lobby area, large community rooms on the first and 19th floors, new property management offices, and a new laundry area. The apartments have new kitchens and bathrooms, as well as new heating and cooling systems. The transformation of this previously deteriorating building has inspired Monument East residents to call the renewed site "The Heart of East Baltimore."

The Community Builders - a nonprofit housing organization - partnered with the Housing Authority of Baltimore City on the project under the U.S. Department of Housing and Urban Development Rental Assistance Demonstration (RAD) program.

Project financing partners included the Maryland Community Development Administration, Housing Authority of Baltimore City, U.S. Department of Housing

& Urban Development, AGM Financial Services, Bellwether Enterprise, Stratford Capital Group, Bank of America, and The Reinvestment Fund.





MAHC CAMERA

Housing Day in Annapolis on February 19, 2020





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Contact email: mdarden@mdahc.org