

SEPTEMBER 2021 NEWSLETTER



MAHC Pop-up Happy Hour

We are continuing our successful Pop-up Happy Hours into the Fall. Our next event will take place outside at Jailbreak Brewing in Laurel on **Wednesday, Sept. 22, 2021 from 5 – 7 p.m.** It's been way too long since we've met in person, so we're hosting a series of smaller pop-up

UPCOMING EVENTS

MAHC POP-UP HAPPY HOUR

Wednesday, Sept. 22, 5-7 p.m. in Laurel.
Register [here](#).

2021 Annual Meeting

events to get re-acquainted. Appetizers will be provided, and there will be a cash bar.

Register [here](#).

2021 Annual Meeting

We were planning to hold an in-person option for the MAHC Annual Meeting this year, but the rise in COVID cases this fall is not going to allow us to safely host a large indoor event. We will be moving the event to Zoom, so mark your calendars for the MAHC 2021 Annual Meeting on **Tuesday, Oct. 19, 2021, from 10:00 a.m. - 12:00 p.m.** Attendance is free for Members and \$50 for Non-Members.

Register [here](#).

Federal News Round-up

- Maryland's eviction moratorium expired on Aug. 15, 2021, and Gov. Hogan has not announced plans to extend it. The CDC eviction moratorium ended on July 31, 2021, and the Supreme Court struck down the Biden Administration's targeted, 60-day freeze on evictions in counties with substantial or high transmission of COVID-19. You can find out more [here](#).
- The Federal Reserve Board, the Office of the Comptroller of the Currency, and the Federal Deposit Insurance Corporation (FDIC) recently announced their joint commitment to strengthen and modernize the Community Reinvestment Act. To learn more these efforts, [click here](#).
- The House of Representatives passed FY22 appropriations legislation, which includes funding levels for HUD. The bill would provide \$56.5 billion for the agency, which represents a 12% – or \$6.8 billion – increase over FY21 levels. Read more [here](#).

Tuesday, Oct. 19, 10a.m.-12 p.m.

Register [here](#).

ONGOING MEETINGS:

Property Management Committee

Monthly meetings 2nd Wednesdays
Next meeting 9/15 @ 12:30 p.m.

Development Committee

Monthly meeting 1st Fridays
Next meeting 9/3 & 10/1 @ 11:00 a.m.

Construction & Design Committee

Quarterly meetings @ 10am
Next meeting TBD

Resident Services Committee

Monthly meeting 3rd Thursdays
Next meeting 9/16 @ 10:00 a.m.

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

THANK YOU TO OUR 2021 SPONSORS

DIAMOND



GOLD



- Democratic leaders are pursuing a dual track process for passing infrastructure legislation, including a reconciliation bill, which will likely include affordable housing infrastructure priorities. The bill has passed the Senate. Learn more [here](#).

Qualified Allocation Plan and Multifamily Rental Financing Program Guide Updates

The Maryland Department of Housing and Community Development is initiating the process to update the Qualified Allocation Plan and Multifamily Rental Financing Program Guide. DHCD will hold a series of Virtual Listening Sessions to provide an overview of the last Round and State Housing Needs Assessment and discuss revisions to the Qualified Allocation Plan and Multifamily Rental Financing Program Guide. The final Regional Listening Session is next week.

Tuesday, Sept. 7, at 6 PM

Video call link: <https://meet.google.com/mgz-hvci-vsx>

Or dial: (US) +1 318-598-1226 PIN: 606 692 786#

Univ. of Baltimore Affordable Housing Property Management Program

The University of Baltimore Reed Business School offers courses for professionals interested in Affordable Housing Property Management. Courses offered this fall include Personal and Professional Skills for Business, Oral Communication in Business, and Property Management.

You can read more about the program and register for courses [here](#).

Multifamily Property for Sale



COHN REZNICK
ACCOUNTING • TAX • ADVISORY



Klein Hornig LLP



PENNROSE
Bricks & Mortar | Heart & Soul



The Villages of Gaithersburg, which consists of 168 affordable units, is currently for sale for \$27,930,545. The property is a three-story, garden style building located within close proximity to public transportation, shopping, schools, banking and healthcare facilities.

Learn more [here](#).

COVID RELIEF RESOURCES FOR RESIDENTS

New Treasury Guidelines

The US Department of Treasury has announced new guidance on the Emergency Rental Assistance program – designed to accelerate deployment of these needed funds and responding to calls from local program directors.

Access the new guidance documents [here](#).

Emergency Rental Assistance Program Update

DHCD has created a new emergency rental assistance webpage with state and local eviction prevention resources and a Dashboard to show progress in expending ERAP funding. You can access the DHCD webpage [here](#).

Residents can also contact the Maryland Emergency Rental Assistance Call Center at 877-546-5595 **Monday through Friday 8 a.m. to 7 p.m., and Saturdays 9 a.m. to 4 p.m.**

FUNDING AVAILABLE

RFP for the Baltimore Regional Project-Based Voucher Program

SILVER

AGM Financial Services

Ballard Spahr

Bozzuto Construction

Hooten Construction

Conifer Realty

Gallagher, Evelius & Jones

Hamel Builders Inc.

Howard County Housing

Maryland DHCD

PNC Bank

STUDIO 343

Truist/SunTrust Bank

BRONZE

Architecture By Design

BCI Management

Chesapeake Contracting Group

Delaware Valley Dev. Corp.

First National Bank

Foundation Development

Habitat America

Housing Authority of Baltimore City

Housing Trust of America

Hudson Housing Capital

Humphrey Management

Ingerman Management

The Baltimore Metropolitan Council (BMC) seeks 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 Program.

The deadline for proposals is **Dec. 31, 2021 at 2:00 p.m.**

You can learn more and apply [here](#).

Project Restore

Project Restore will provide \$25 million to fill vacant retail and commercial buildings and support business investment, job creation, and economic growth in Maryland's communities. The application portal is projected to open the week of **Sept. 7-10, 2021**.

Find more details [here](#).

MEMBER NEWS

WHC and NHTC Preserve Affordable Housing in Hyattsville

NHT Communities (NHTC) joined the Washington Housing Conservancy (WHC) in purchasing a 245-unit naturally occurring affordable housing development in Hyattsville. They acquired the property with the help of Prince George County's Department of Housing and Community Development.

You can read more [here](#).

Kathleen Koch Retirement Announcement

Former MAHC Board Member and Legislative Committee Chair Kathleen Koch has announced her retirement as the Executive Director of Arundel Community Development Services, Inc. effective Dec. 31, 2021, after

Morgan Keller Construction

Moseley Architects

National Foundation
for Affordable Housing Solutions

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

CHAI

Cinnaire

Episcopal Housing

LIIF

MAHRA

Milford Housing Development
Corp.

Mission First Housing

NHP Foundation

The Community Builders

WELCOME NEW MAHC MEMBERS

Carson Development LLC

Claire Abernathy, LCSW-C

serving in this position for the last 28 years.
Congratulations and Happy Retirement Kathy!

Montgomery County Launches New Community Solar Project

Montgomery County leaders recently launched the county's first community solar project that will directly impact low- and moderate-income families. Subscriptions from 30% of the project will benefit these households and save them \$500 annually on their energy bills.

Learn more about this project [here](#).

INDUSTRY NEWS

50th Annual NCSHA Conference

Led by seasoned practitioners and subject matter experts, sessions at NCSHA's 50th Annual Conference will cover topics and best practices in areas such as data and analytics, management innovation, rental housing, social equity, sustainable housing, and more. The conference will take place **Sept. 26 - 28, 2021**.

Check out the conference schedule [here](#), and register [here](#).

AHF Live

Come together with leaders and experts of the affordable housing industry at the AHF Live conference from **Nov. 15 - 17, 2021**, in Chicago, Illinois. Attendees will plan and design the next generation of affordable housing, from government policy to the latest strategies and tools to help make deals feasible.

Learn more [here](#), and register [here](#).

WHAT'S GOING ON AT MARYLAND DHCD

Assisted Housing Relief Program Update and Reminders

DHCD has made improvements to the Assisted Housing Relief Program (AHRP), including the “copy tenant” feature, which enables you to copy resident data to populate new requests. They also sent out reminders to let program users know that you’re able to submit a new request for additional assistance for the tenants on your approved applications; and that DHCD strongly discourages filing against households that have applied or are in the process of applying for AHRP.

View the ERAP Data Dashboard [here](#) or read the latest updates [here](#).

Draft 2020 CAPER and Amendment to the Citizen Participation Plan

Maryland has opened a 30-day public comment period on the Draft 2020 Consolidated Plan Annual Performance and Evaluation Report (CAPER). Public comments will be accepted through **COB Monday, Sept. 27, 2021**. There will be a virtual public hearing on the matter on **Friday, Sept. 10, 2021, at 2 p.m.** Maryland is also amending its Citizen Participation Plan to align with federal guidelines in reference to CAPER.

Learn more [here](#).

Demolition Marks Project C.O.R.E. Milestone

The demolition of the last building of Perkins Homes in Baltimore City marked the milestone of 5,000 units of blight eliminated through Project C.O.R.E. (Creating Opportunities for Renewal and Enterprise). Project C.O.R.E. was created in 2016 to remove vacant or blighted properties and encourage revitalization.

You can read more [here](#).

PROJECT SPOTLIGHT

Carolltowne Village Apartments, Eldersburg, MD

Green Street Housing, LLC and TM Associates Development, Inc., worked in partnership to develop the Carolltowne Village Apartments, a 40-unit townhome rehabilitation and new construction mixed-income development in Eldersburg. The community achieved the National Green Building Standard (NGBS) Bronze Certification. All units were modernized with Energy Star appliances and lighting fixtures, water conserving plumbing fixtures, central HVAC, in-unit laundry, carpet, and luxury vinyl tile flooring. A solar array was installed on the community center roof to supplement the community's energy usage. Wi-fi is provided free of charge to all residents in the community. The existing community center was renovated to include a community room, computer lab, kitchenette, and laundry facilities to better support the needs of the residents.

The \$15.2 million gut-renovation of the existing 32-unit USDA Section 515 community and the addition of eight new units was financed by LIHTC equity from Boston Financial and JP Morgan and a USDA Section 538 loan. Harkins Builders was the general contractor, Architecture by Design was the project architect, and TM Associates Management, Inc. is the property manager.

