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

Housing Day Was A Success!

UPCOMING EVENTS

March Brown Bag Lunch
SOLD OUT
26 March 2019, 12 - 1:30 PM
Victory House of Palmer Park,
7801 Barlowe Rd., Palmer Park,
MD 20785
Register here.

Breakfast with the Secretary
11 April 2019, 8:30 - 11:30 AM
Blackwall Barn & Lodge,
On February 14, 2019 advocates from across the state gathered in Annapolis for Housing Day. More than 200 advocates met with over 40 legislators in support of the DHCD Capital Budget for Rental Housing Programs.

MAHC President Mike Pitchford started the event by introducing several legislators who support MAHC’s work, including Delegate Maggie McIntosh (D), Chair of the Appropriations Committee; Delegate Kumar Barve (D), Chair of the Environment and Transportation Committee; Senator Mary Washington (D), Senate Chair of the Joint Committee on Ending Homelessness; and Delegate Stephen Lafferty (D), a member of the Environment and Transportation Committee.

Ken Holt, secretary of the Maryland Department of Housing and Community Development (DHCD), also provided an overview of DHCD's priorities and initiatives, including their work to promote investment in Opportunity Zones.

Advocates heard a federal policy update from Molly Bryson, Ballard Spahr; a state capital budget overview from Chris Meyer, Maryland Center on Economic Policy; a review on MAHC legislative priorities from Maryann Dillon and Jessica Zuniga, MAHC legislative committee co-chairs; best practices for legislative visits from Miranda Darden-Willems, MAHC Executive Director; overview of CDN legislative initiatives from Odette Ramos, CDN Executive Director.

Advocates spent the rest of the morning meeting with legislators, talking about the need to keep rental housing programs fully funded in the 2020 budget, specifically supporting $27 million for Rental Housing Works, $6 million for Partnership, and an increase to $16.5 million for the Rental Housing Program.

Thank you to everyone who joined us in Annapolis!
Update From Annapolis

February was a busy month in Annapolis with Housing Day and the Capital Budget Hearings. The MAHC Legislative Committee has also been following a number of bills that are of importance to our members. MAHC members testified in support of the DHCD Capital Budget at the House Appropriations Committee.
Hearing. Miranda also testified in support of HB1045/SB917 that would require local jurisdictions to add a Housing Element (including an affordable housing needs assessment) to their Comprehensive Plans. MAHC also supported the Community Develop Fund (SB632/HB1287). We’re happy to report that HB1054 has been voted down, which would have required landlords to register all rental properties with the State and provide copies of all lease agreements and tenant names each time a new lease was signed. We are also following two very different versions of a State low income housing tax credit that are being proposed this session (SB583/HB1290 & HB1141). The Legislative Committee did not feel that MAHC members had adequate time to review these proposals, given how complicated tax credits are, so we are hoping to look at best practices from other states with successful credit programs and work with both Sponsors to craft a better piece of legislation next year if our members feel this resource would be beneficial for their projects in Maryland. We will continue to advocate for the budget and monitor bills for the remainder of the 2019 Legislative Session.

Want to join the Legislative Committee? Contact Miranda to be added to the mailing list.

2019 LIHTC Round Announced

A pre-round information session will take place on March 13, 2019 from 10 a.m. to 12 p.m. in the DHCD Main Conference Room at 7800 Harkins Road, Lanham, Maryland 20706. At this session, DHCD will discuss resources available for the round, explain changes to the Qualified Allocation Plan (QAP) and Multifamily Rental

Delaware Valley Dev. Corp.
Foundation Development
Grimm & Parker
Habitat America
Hertzbach & Company, P.A.
Housing Trust of America
Hudson Housing Capital
Humphrey Management
Ingerman Management
Marks Thomas Architects
National Foundation for Affordable Housing Solutions
Nixon Peabody
Novogradac & Company
Pando Alliance
Pax-Edwards
PIRHL
R4 Capital
Raymond James
Real Property Research Group
Red Stone Equity Partners
R.E. Robertson Plumbing
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
Volunteers of America

WELCOME NEW MAHC MEMBERS:

Alliant Capital
Bocarsly Emden Cowan Esmail & Arndt LLP
Columbia Bank
Commercial Construction
Healthcare for the Homeless
Howard Bank
Low Income Investment Fund
Marian House
Quantum Real Estate Mgmt.
Financing Program Guide (Guide) and provide an opportunity for questions and answers. Final applications for the 2019 Competitive Funding Round are due by May 8, 2019 at 4 p.m.

Applications must be delivered to the mail room on the ground floor of 7800 Harkins Road, Lanham, Maryland 20706. The 2019 Competitive Funding Round will be governed by the 2019 QAP and Guide, which are available on the DHCD website, as well as an updated application, the tax credit raise-up and changes to the construction cost limits for the Spring 2019 funding round.

More information available here.

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2019 Membership Breakfast with DHCD Secretary Ken Holt

Join us for our annual Membership Breakfast with DHCD Secretary Ken Holt and his staff on April 11, 2019 from 8:30 - 11:30 a.m. at the Blackwall Barn & Lodge as we celebrate the end of the 2020 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.

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Brown Bag Lunch Series Update

Due to unexpected winter weather, the February Brown Bag Lunch was rescheduled to March 8, 2019 from 12 to 1:30 p.m. at Maryland DHCD’s office in Lanham.

A room full of MAHC members and DHCD staff got a much better understanding of the CORES Resident Services Certification Program from Alexandra Nassau-Brownstone, project manager for the CORES Initiative at Stewards of Affordable Housing for the Future (SAHF). She provided an overview of the certification program, which was recently added to the 2019 QAP as an optional certification developers can pursue for points towards
meeting the resident services criteria. To learn more about CORES please visit their website here.

There was an overwhelming response to our **March Brown Bag Lunch** session which is now SOLD OUT. We will be discussing how to structure twin deals, or “twinning.” Our panel will review recent twin deals that closed in Virginia, offer best practices on structuring twin deals and share key lessons. Plenty of time will be available for Q&A with the panelists.

Panelists include:

- Paul Browne, Joseph-Browne Consulting
- Mary Claire Davis, AHC of Greater Baltimore
- Erik Hoffman, Klein Hornig LLP
- Mo Smith, Klein Hornig LLP

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**FUNDING AVAILABLE**

**2019 Spring HOME Investment Partnership Program Funding Available**

Baltimore City DHCD has posted its Spring 2019 HOME Program funding round. DHCD will consider loans up to $1,000,000 per project, some of which may not be available until the fall of 2020 in conjunction with 2019 applications to the state for 9% LIHTC. The **deadline for application submissions is March 15, 2019** at 4 p.m.

More information, including submission requirements, is available here.

**Request for Proposals for the Baltimore Regional Project-Based Voucher (PBV) Program**

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**. Proposals must be received by BMC no later than **March 15, 2019 at 4 p.m.**

The full RFP is available here.

**Catalyst Capital Grant Applications Now Open Baltimore**

DHCD’s Community Catalyst Capital Grant applications are now available. The program provides up to $3 million
in grants that will be awarded to support capital projects that are critical to locally-driven community revitalization projects. **Applications are due March 22, 2019.**

More information is available [here](#).

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**MEMBER NEWS**

**Congratulations to Wiencek + Associates on their 33 years of service to the community!** Wiencek + Associates is an award-winning architecture firm specializing in socially responsible and sustainable design solutions that create, improve and revitalize Maryland communities.

**Available Now: Klein Hornig's 2019 Edition of the Low-Income Housing Tax Credit Outline**

Klein Hornig released its 2019 edition of the LIHTC outline, which provides a comprehensive look at the most recent changes to the LIHTC.

The outline is available [here](#).

**Mission First Housing Group Receives $3.375 Million Capital Magnet Fund Grant**

Mission First received a $3.375 million Capital Magnet Fund grant for its Perkins Somerset Oldtown Transformation Project in Baltimore, MD. The Capital Magnet Fund provides support to develop, rehabilitate, preserve and purchase affordable housing for low-income individuals and families, as well as related economic development and community service facilities. One hundred and sixteen organizations applied to the funding in 2018, requesting nearly $570 million and awarding $142.9 million to 24 Community Development Financial Institutions and 14 nonprofit housing organizations, including Mission First. Congratulations Mission First!

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**INDUSTRY NEWS**

**Registration Open for the NLIHC's Housing Policy Forum**

Join the National Low Income Housing Coalition (NLIHC) **March 27 - 29, 2019 in Washington, D.C.**, for their annual Housing Policy Forum. This year, the forum will
feature the results of a new public opinion poll on housing affordability and policy solutions, compelling speakers (including Senator Tod Young (R-IN), *Evicted: Poverty and Profit in the American City* author Matthew Desmond, researchers, and advocates), peer-learning opportunities, and plenty of networking. Pre-event registration deadline is Friday, March 15th.

Registration and information available [here](#).

**Builder Mart Trade Show**

MBIA’s annual Builder Mart will take place on **March 20, 2019 at the Maryland State Fairgrounds**. Builder Mart is the largest, one-day building industry trade show in Maryland, entering its 49th year as the premier home builder, developer and remodeler industry event. Visit national, regional and local vendors and network with over 3,000 other building industry professionals all under one roof at the Maryland State Fairgrounds.

[Register here!](#)

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**WHAT'S GOING ON AT MARYLAND DHCD**

DHCD will hold its **2020 Community Development Block Grant (CDBG) application training** on March 27, 2019 at 9:30 a.m. at the Department of General Services’ community place’s main conference room. The training is useful for local officials, community development staff, non-profit organizations and affordable housing developers. Please notify La Wanda Jones at lawanda.jones@maryland.gov if you plan to attend. Questions can be directed to Anne Stringer at anne.stringer@maryland.gov.

On March 7, 2019, DHCD announced a **$500,000 Neighborhood BusinessWorks loan** to Clene Nanomedicine - a Cecil County biopharmaceutical company developing technology solutions for drug development - in an effort to spur investment in Cecil County’s opportunity zone.

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**PROJECT SPOTLIGHT**

**Victory Crossing, Silver Spring, MD**

Victory Crossing Senior Apartments, a new 105-unit rental apartment community for mixed-income seniors, is located in the White Oak area of Silver Spring. It offers
one- and two-bedroom apartments, each featuring a fully-equipped kitchen, a digital control thermostat, many LEED certified amenities and a stackable washer and dryer. The apartment complex also features an onsite community room with a fireplace, theater room with a large screen TV and fitness and wellness rooms. Residents can also enjoy arts and crafts and a game room with a billiard table.

The sources for the new $23.8 million community included a $7.8 million tax-exempt permanent loan through the Freddie Mac’s tax-exempt loan (TEL) program with the Maryland Community Development Administration (CDA) as the governmental lender, with $11.3 million in construction financing from Capital One. Other sources included $5.4 million in loans from the Montgomery County Department of Housing and Community Affairs, a $2.5 million loan from CDA’s Rental Housing Works program, $5.8 million in Federal Low-Income Housing Tax Credit equity (Hudson Housing as the syndicator and Capital One as the investor) and a loan and deferred development fees by Victory Housing. Victory Crossing has a Housing Assistance Payments Contract for 49 households who will pay 30 percent of their income towards rent. This is the first project in the state to close utilizing the Freddie Mac TEL program.

The building was designed by Grimm and Parker Architects and constructed by Hamel Builders. Habitat America LLC is the property manager.