

## MARCH 2021 NEWSLETTER



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

### Housing Day

Over 200 MAHC Members and housing advocates joined us for the first (and hopefully only) virtual Housing Day on February 12, 2021. We were joined by Senate President

### UPCOMING EVENTS

**MARCH BROWN BAG  
LUNCH**  
March 15, 2021

Bill Ferguson and many other Senators and Delegates. DHCD Deputy Secretary Owen McEvoy shared how they have been focused on implementing eviction prevention and economic recovery programs this past year to get aid to those who need it most. He also pledged the Department's continued focus on the production and preservation of affordable multifamily housing. David Gasson from the Housing Advisory Group also spoke about federal COVID Relief and the next version of the Affordable Housing Credit Improvement Act (AHCIA) that he hopes will be part of the next tax package and provide additional credits and lower the 50 percent test. Throughout the week, MAHC members met with key legislators on the Senate Budget & Tax and House Appropriations Committees to ask for their support of the DHCD Rental Housing Programs budget. Thanks to everyone who joined us for a successful day!

## What's Happening in Annapolis

Legislators have been very busy with bill hearings, as 1,182 bills were filed in the Senate and 1,583 in the House. The last day to introduce bills was February 8th, so now they are working their way through Committee hearings and voting sessions. Of note, HB 105 has passed the House and moved to the Senate. This bill would require DHCD to publish a monitoring report, maintain monitoring results on their website, and take feedback on those reports from residents. HB 129 - that would have required all rental properties in Maryland to undergo annual mold inspections - has failed, as has HB 560 which would have added reentry-into-society status as a protected class under the state's Fair Housing Law. DHCD's Capital Budget Hearing was held on March 2nd, and the DLS Analyst agreed with the Governor's budget recommendations for the Department. Budget decisions meetings are expected to begin in late March.

12:00 p.m. - 1:30 p.m.

Register [HERE](#)

*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 meetings for members to share information and provide support to one another. Please join us virtually!*

### Property Management Committee

Wednesdays @12:30 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 2021 SPONSORS

DIAMOND



GOLD



## Statewide Housing Needs Assessment Released

The National Center for Smart Growth (NCSG) at the University of Maryland and Enterprise Community Partners recently published the [Maryland Housing Needs Assessment & 10-Year Strategic Plan](#), which was commissioned by Maryland DHCD and is the result of a year long planning process. The plan outlines the key housing needs affecting renters and homeowners in Maryland; articulates a unified vision for housing investments across Maryland; and provides supportive tools to equip implementers to achieve this vision.

You can read the full plan [here](#).

## University of Baltimore Offers Affordable Housing Property Management Courses

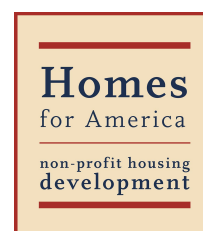
MAHC has been working with the University of Baltimore Real Estate and Economic Development (REED) program to create a group of courses for students and working professionals interested in the affordable property management industry. There are six courses which are currently offered as a non-degree program, but if there is enough interest we hope they will create a Certificate Program in the future. Students can complete the courses in as short as nine months, and there are no prerequisites for applying to take the classes.

Learn more about this program and the classes offered [here](#). Nondegree students can sign up for courses [here](#).

## March Brown Bag Lunch



COHN REZNICK  
ACCOUNTING • TAX • ADVISORY



**Klein Hornig**



**PENNROSE**  
Bricks & Mortar | Heart & Soul

SILVER

AGM Financial Services

Ballard Spahr

Bozzuto Construction

Hooten Construction

Conifer Realty

Join us for this month's brown bag lunch on **March 15, 2021 from 12 - 1:30 p.m.** for a Roundtable discussion on the CARES Act Funding for emergency rental assistance and an overview of how several Counties are using their funding to help residents facing eviction to stay housed. Join us to learn more about the federal, state, and local eviction prevention resources and how are being implemented in Maryland to help renters.

Register [here](#).

## COVID RELIEF RESOURCES FOR RESIDENTS

- You can access information on local vaccine clinics at our COVID-19 resources [webpage](#).
- Find information on local rental assistance programs [here](#).
- Gov. Larry Hogan recently signed the RELIEF Act, which includes one-time stimulus payments of \$300 or \$500 to eligible taxpayers and grants of \$1,000 to Marylanders awaiting unemployment insurance. Learn more [here](#).
- The Office of People's Counsel created an [energy assistance toolkit](#) to help Maryland households facing utility turn-off notices keep their power on.
- The Maryland Health Connection has extended the emergency special enrollment period for uninsured Marylanders through Saturday, May 15, 2021.

FUNDING AVAILABLE

Gallagher, Evelius & Jones

Hamel Builders Inc.

Howard County Housing

Maryland DHCD

PNC Bank

Southway Builders

STUDIO 343

SunTrust Bank

Woda Group

## BRONZE

Architecture By Design

BCI Management

Chesapeake Contracting Group

Delaware Valley Dev. Corp.

Foundation Development

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

Pando Alliance

Pax-Edwards

Quinn Evans

R4 Capital

## FHLBA Accepting Funding Applications

Federal Home Loan Bank Atlanta (FHLBA) is accepting applications for the Affordable Housing Program (AHP) General Fund initiative. FHLBA will host online trainings on how to be a successful applicant on **Thursday, March 25, 2021**, and **Tuesday, April 20, 2021**.

The application deadline is **Friday, June 4, 2021**.

Learn more and register for a training [here](#).

## MEMBER NEWS

### Baltimore Strategic Targeted Eviction Prevention (STEP) Pilot Program

Through the Strategic Targeted Eviction Prevention (STEP) pilot program, Baltimore County and United Way of Central Maryland have provided \$4 million in rental assistance to 935 households across Baltimore County. The program, which is funded through state and local CARES Act Coronavirus Relief Fund dollars, provides three to nine months of past-due rent for vulnerable households.

Read more about this program [here](#).

## INDUSTRY NEWS

### ACHP/HUD Award for Excellence in Historic Preservation

HUD, in partnership with the Advisory Council on Historic Preservation (ACHP), has announced a call for

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  
Volunteers of America

## WELCOME NEW MAHC MEMBERS:

Interfaith Housing Alliance  
KCG Development  
KCW Engineering Technologies  
Plano-Coudon Construction  
The Salem Property Solutions Group  
Jill Michaels  
Jimmy Robinson

nominations for the 2021 ACHP/HUD Secretary's Award for Excellence in Historic Preservation. This award recognizes a project that has advanced the goals of historic preservation while promoting affordable housing, community revitalization, and/or enhanced economic opportunities for low- and moderate-income families.

Nominations must be submitted by **Friday, April 16, 2021**.

You can learn more about the submission process [here](#).

### **Affordable Housing Finance Magazine Readers' Choice Awards**

Affordable Housing Finance magazine's 17<sup>th</sup> annual Readers' Choice Awards will honor the best affordable housing projects in the nation in 10 different categories. The deadline for entries is **Friday, March 12, 2021**.

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

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

### **Revised Owner's Certificate of Continuing Program Compliance**

A revised Owner's Certificate of Continuing Program Compliance has been posted to the DHCD website. These revisions are effective immediately.

You can access the updated version [here](#).

### **Fall 2020 Competitive Funding Awards State Bonus Points and Waivers**

An updated listing of applicants with a disclosure of all waivers granted to applicants and identification of projects that received State Bonus Points along with a rationale for why these points were awarded is available [here](#).

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## PROJECT SPOTLIGHT

### **RiverWatch II, Elkridge, MD**

In partnership with the Howard County Housing Commission, Kirby Development, LLC redeveloped the RiverWatch II site into a vibrant mixed-income family development. The project includes 58 apartments and townhomes. The townhouse style apartments each have a one-car garage, and the garden apartments have surface parking and a clubhouse featuring a gym and community room. The site includes 13 market-rate rental units, 15 units available for residents that are at or below 30% of the Area Median Income (AMI) with project-based voucher (PBV) rental assistance, 15 at 40% of the AMI, and 15 at 50% of the AMI. Three units will be set aside for Persons with Disabilities (PWD), and six units will be set aside for Persons Experiencing Homelessness.

Other development team members included General Contractor Hamel Builders, Energy Consultant Pando Alliance, and Property Manager Habitat America.



