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

2019 Annual Meeting a Success

A huge thank you to the over 300 MAHC members and affordable housing professionals that joined us for the 2019 MAHC Annual Meeting. In addition to celebrating the work of our members over the past year, we heard a

UPCOMING EVENTS

November Brown Bag Lunch
13 November 2019, 12 - 1:30 p.m.
1100 Wicomico St., Baltimore, MD 21230
Register here!
great keynote address by Dr. Tiffany Manuel, President and CEO of The Case Made, who inspired the audience to rethink our messaging around affordable housing to achieve better results. Thank you to everyone who attended the event and helped make this annual event a success!

Congratulations to our 2019 Housing Award winners who were announced at the Annual Meeting. They include:

**Tiffany Robinson, Maryland Secretary of Labor**, received the prestigious **Housing Leadership Award** for her service and dedication to the affordable housing industry in Maryland. The award recognizes an elected or appointed official or industry leader who has shown outstanding leadership in promoting, preserving and producing affordable rental housing throughout the state. We thank Secretary Robinson for her service to the state and the affordable housing industry and wish her well in her new position at the Department of Labor!

Chickie Grayson of Enterprise Homes received the **President's Award** that recognizes an individual or organization who has demonstrated outstanding leadership and collaboration in advancing the affordable housing industry in Maryland. During her more than 30-year career with Enterprise Homes, Ms. Grayson worked to develop high-quality affordable housing for people from all walks of life. Under her leadership, Enterprise Homes developed and/or owns communities that include almost
developed and/or owns communities that include almost 12,000 homes throughout the mid-Atlantic region, making them one of the largest nonprofit developers in our area. Congratulations on an outstanding career!

The Housing Person of the Year was awarded to Bob Cleckner of Whiting-Turner Contracting Company in celebration of his commitment to furthering the affordable housing construction industry where he has been a builder, problem solver and mentor to many others who work in the industry. This award recognizes an individual who has made significant contributions to affordable rental housing and worked to advance the interest of the affordable rental housing community in Maryland. Congratulations on this achievement!

AGM Financial Services
Ballard Spahr
Bozzuto Construction
CBP Constructors
Conifer Realty
Green Street Housing
Gallagher, Evelius & Jones
Howard County Housing
Klein Hornig
Landex Corporation
Maryland DHCD
PNC Bank
Southway Builders
STUDIO 343
SunTrust Bank
Telesis Baltimore
Woda Group
The Innovation Award, which celebrates innovation within the affordable rental housing community in Maryland, was awarded to a project and a service program this year. Homes on Johnson's Pond is a new affordable housing community that was built on the Village of Hope campus in Salisbury, Maryland. Village of Hope is a nonprofit that provides transitional housing for homeless women and children, and through an innovative partnership with Homes for America and Osprey Property Company, they were able to sell a portion of their land for the development of a 63-unit garden style apartment community. Monte Verde Resident Services Program is a senior community located in the Park Heights neighborhood of Baltimore City. After a community assessment revealed that the greatest need was accessing health care services, AHC developed the Health & Wellness Program to create a comprehensive health network and services available at the property.
Join us for the MAHC Holiday Mixer at Savor Food Hall

MAHC Members are invited to join us in Prince George's County on December 11, 2019, from 6 to 8 p.m. for the annual Holiday Mixer to celebrate the holiday season at the new Savor at 3807 Food Hall in Brentwood. Savor is the first food hall in the County and is located below the Studio 3807 Apartments recently developed by Landex Companies. Street parking is available around the property.

We hope you can join us for the Holiday Mixer this year. Advanced registration is required. Register here.

November Brown Bag Lunch - Site Selection, Due Diligence and Funding 101

Join us for the November Brown Bag Lunch on November 13, 2019 from 12:00 - 1:30 p.m. in Baltimore to learn about strategies employed by developers to find viable sites for Maryland 9% LIHTC deals, the critical due diligence efforts to focus on, and the various financing tools needed to execute both 9% and 4% LIHTC deals. An overview and case studies will be presented, as well as various lessons learned.

This session is perfect for non-developers or newer development staff to learn more about the development process and affordable housing finance.

Bring your lunch and join us for this learning opportunity. Drinks and dessert will be provided. Register here.

Affordable Housing Credit Improvement Act Update

Since the Affordable Housing Credit Improvement Act was introduced to Congress in June, it has continued to gain bipartisan support with at least a quarter of the House and Senate as cosponsors. Over 150 Representatives and 25 Senators have signed on to cosponsor the bill. With this list, you can see which
politicians have or have not signed onto the bill. Specially, please contact the following Maryland representatives to urge their support for this important bill:

- Rep. Andy Harris (R-MD 1st)
- Rep. John Sarbanes (D-MD 3rd)
- Rep. Anthony Brown (D-MD 4th)
- Rep. Steny Hoyer (D-MD 5th, Majority Leader)
- Rep. Jamie Raskin (D-MD 8th)

We also need to continue to ask our Maryland legislators to contact the leadership of the tax writing committees (Senators Grassley and Wyden and Congressman Neal) and leadership in both chambers (Speaker Pelosi, Congressman McCarthy, Majority Leader McConnell, and Minority Leader Schumer) and let them know the LIHTC is a policy priority for them.

This bill is one of a handful of tax bills in Congress that have similar levels of support and the momentum continues to grow - this could be the year this very important bill is passed!

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**FUNDING AVAILABLE**

**FY21 Community Partnership Grant Application Process Open**

The sixth round of the Community Partnership Grant Program application process is now open. The program awards competitive grants to nonprofit organizations serving the needs of Frederick County residents. This year, grants will specifically target senior, housing and community needs.

Applications are available [here](#) and are due by December 8, 2019.

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**MEMBER NEWS**

**Congratulations to Montgomery Housing Partnership (MHP) on their 30th Anniversary!** To celebrate this milestone anniversary, MHP will share 30 stories that trace important events in their history and demonstrate their commitment to housing, empowering families and strengthening neighborhoods.

Stories can be found [here](#).
**Congratulations to Chickie Grayson** who recently received a Legacy Award from the Community Development Network at their Annual Meeting.

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**INDUSTRY NEWS**

**Register for the 14th Annual North American Passive Housing Conference**

Join the Passive House Institute US from **December 4-8, 2019, in Washington, D.C.** for its 14th annual **North American Passive Housing Conference**, the leading passive building conference for climate-specific zero energy design, construction and building science expertise. The conference will bring together leading building scientists, architects, construction professionals, engineers and policy makers.

Learn more and register at [PHIUS’s conference site](#).

**Affordable Multifamily Rental Housing Conference**

The Mid-Atlantic Affordable Housing Management Association will host its 24th Annual **Affordable Multifamily Rental Housing Conference on November 19-21, 2019 in Richmond**.

Click [here](#) for more information or to register.

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

Maryland has surpassed the milestone for lending over $40 million to more than 170 small businesses through DHCD’s **Neighborhood BusinessWorks** program that provides gap financing to new and expanding small businesses located in priority funding areas and Opportunity Zones across the state. The program achieved the milestone with a loan to convert a desanctified former church in Southeast Baltimore into a 15,000-square-foot brewpub, which is expected to open later this year.

DHCD also completed their series of listening sessions to solicit community feedback on the 2019 QAP in October and expects to release the draft 2020 QAP later this month with comments due in December. They anticipate
having a public hearing and finalizing the QAP in early 2020 with the next competitive round in May, following a similar schedule as last year.

PROJECT SPOTLIGHT

Homes on Johnson’s Pond, Salisbury, MD

Homes on Johnson's Pond is a new affordable housing community built on the Village of Hope (VOH) campus in Salisbury, MD. This 63-unit garden-style apartment complex is conveniently located near public transportation, schools, shopping and more. VOH is a nonprofit that provides transitional housing for homeless women and children, and through an innovative partnership with Homes for America and Osprey Property Company, they were able to sell a portion of their land to develop Homes on Johnson's Pond.

These apartments give priority to families moving out of VOH transitional housing, as well as those who receive Section 811 assistance. Fifteen percent of the units are reserved for persons with disabilities. VOH and Homes for America work together to provide a range of resident services. The community at this complex have access to a wide variety of activities and services, include health and wellness programs, educational programs, summer safety seminars, financial workshops, tutoring programs and summer camps.

In addition to Homes for America, Osprey Property Company and Village of Hope, other development team members included Harkins Builders, Architecture By Design, Pando Alliance, and Habitat America.