

NOVEMBER 2021 NEWSLETTER



MARYLAND AFFORDABLE
HOUSING COALITION



**Federal Infrastructure Package
Update**

UPCOMING EVENTS

ONGOING MEETINGS:

The U.S. House of Representatives passed the \$500 billion Bipartisan Infrastructure Framework, which now goes to President Biden's desk. The House also approved a rule to begin formal debate on the amended version of the Build Back Better (BBB) reconciliation legislation, which would address the nation's affordable housing crisis by investing nearly \$12 billion in the Housing Credit. The BBB legislation could be voted on next week after the Veterans Day recess and includes the following tax credit improvements:

- Lowering the bond-financing threshold from 50 percent to 25 percent for five years,
- Increasing the annual Housing Credit allocation at a rate of 10 percent per year plus inflation from 2022 to 2024, and
- Providing a permanent 50 percent basis boost for properties serving extremely low-income (ELI) households, along with an 8 percent minimum set-aside for properties taking advantage of the ELI basis boost.

Learn more about the infrastructure package [here](#) and about Build Back Better [here](#).

DEI Corner

Funding Available

Enterprise's recently launched Equitable Path Forward is a five-year, nationwide initiative to help dismantle the legacy of racism in housing - this includes what types of homes get built, where they're built, who builds them and the wealth that they generate. Through this initiative, Enterprise provides new entity- and project-level capital to Black, Indigenous, and People of Color (BIPOC) and other historically marginalized housing providers. Enterprise will also deliver advisory services to BIPOC housing providers and recently wrapped up [a five-part webinar series](#) to help BIPOC organizations expand

Property Management Committee

Monthly meetings 2nd Wednesdays
Next meeting 12/8 @ 12:30 p.m.

Development Committee

Monthly meeting 1st Fridays
Next meeting 12/3 @ 11:00 a.m.

Construction & Design Committee

Quarterly meetings @10am
Next meeting TBD

Resident Services Committee

Monthly meeting 3rd Thursdays
Next meeting 12/16 @ 10:00 a.m.

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

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their capacity and become better prepared to use funding and investments to preserve and create affordable homes.

Learn more [here](#) and contact [Ashley Johnson-Hare](#) for more information.

Member Spotlight: Southway Builders DEI Initiatives Underway

At Southway Builders, Diversity, Equity, and Inclusion (DEI) are imperative and a top priority. Why? Simply put, we strive to continually improve and want to be a better mirror of the community in which we live and work. The construction management industry has historically been overwhelmingly white male-dominated, and we know that a diverse workforce with varying life experiences, education, race, age, sexual orientation, culture, and other variables that influence personal perspectives provides the opportunity for a high quality and all-around better business.

Our process started at the top with our president, where his motivation to make DEI a top priority led to the creation of a committee to oversee the initiative. That group spoke with 10 consultants before selecting The Wells Collective (TWC) as the best organization to lay the foundation for our effort. We engaged them to conduct three introductory, mandatory for all Southway employees, training sessions - Bias 101 (two hours), Equity and Anti-Racism (three hours), and Systemic Racism & Housing in the U.S. (three hours). We offered three classes on each topic to allow flexibility for our employees' schedules. Having now completed those three sessions, our next effort is for TWC to conduct a company-wide survey to check our current pulse on equity and belonging in the workplace. The results from this audit will allow us to examine our existing culture, policies, and procedures using an equity lens to formulate an intentional path forward. This initiative is unique in that



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one does not reach a “stopping point,” instead we continue to evolve, improve, and raise the bar. This is a journey we’re excited to be on together.

This is a new monthly column to highlight members’ Diversity, Equity, and Inclusion work and initiatives. If you would like to share your DEI initiatives or opportunities, please send them to Miranda.

Annual Meeting Recap

Over 200 members joined us on October 19, 2021 for the virtual MAHC Annual Meeting where we celebrated the 10th Anniversary and 100th closing for the Rental Housing Works Program. A tribute video of the RHW Projects funded over the last 10 years was a highlight of the event. If you missed it, you can view the video [here](#). We would like to congratulate this year’s award winners. Kathy Koch, Executive Director of ACDS, received the Housing Leadership Award. Hollander Ridge (NHP Foundation) and Homes on Quaker Lane (Homes for America) both received the Innovation Award.

DHCD Secretary Ken Holt presented MAHC with a Citation from Governor Hogan in celebration of the 100th Closing for Rental Housing Works! He also highlighted the many programs the Department has been administering to assist renters, homeowners, and businesses impacted by COVID and to help the State’s economy recover. He announced that the draft QAP would be out in the very near future, with the final Plan to be approved by year end and a Round in the 1Q of 2022.

David Gasson also gave an update on what is happening on Capital Hill. He had a lot of good news to share, including that on the tax side our industry is in a good place with many proposed tax credit improvements included in the BBB bill. He also reported that it looked like HUD would receive a budget increase, including bigger increases for the Housing Trust Fund and

Howard County Housing

Maryland DHCD

PNC Bank

STUDIO 343

Truist/SunTrust Bank

BRONZE

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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

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

PBRA. There is also separate legislation to amend some of the LIHTC provisions in Section 42i7, removing exit taxes and changing the ROFR to a purchase option for future LIHTC deals. He was very hopeful that the LIHTC improvements would make it into the final BBB bill and that the Infrastructure bill would include funding increases for affordable housing programs.

Thanks to everyone who joined us for the meeting, and to our numerous Door Prize Sponsors who helped us create a more entertaining virtual prize wheel, and we look forward to meeting in person next year!

COVID RELIEF RESOURCES FOR RESIDENTS

Initiative to Ensure Universal Broadband for Maryland

Gov. Larry Hogan announced the launch of Connect Maryland, an initiative to ensure universal broadband across the state by 2025. To make broadband more affordable for low- and moderate-income households, the state is also launching the Maryland Emergency Broadband Benefit Subsidy Program.

Go [here](#) to learn more about the subsidy program.

Vaccine Updates

Children ages 5 and up are now eligible for the COVID-19 vaccine. The Department of Health is helping to ensure equitable access for families and children with barriers.

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

Open Enrollment

Open enrollment for the Maryland Health Connection is open through **Saturday, Jan. 15, 2022.**

Wells Fargo

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NONPROFITS

AHC of Greater Baltimore

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Episcopal Housing

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Milford Housing Development Corp.

Mission First Housing

NHP Foundation

The Community Builders

WELCOME NEW MAHC MEMBERS

Curvin Leatham, AreaProbe

Arlington Partnership for Affordable Housing (APAH)

PIRHL

Visit [here](#) for more information and to get an estimate on plans.

Utility Bill Support

New community updates and resource guides offer information about residents' rights as residential utility consumers, information on how to get help with utility bills, and telephone discount programs. Access these resources [here](#).

FUNDING AVAILABLE

Section 4 Capacity Building Grants

Enterprise has announced an open call for Section 4 Capacity Building grant funding. The purpose of the Section 4 program is to develop the capacity and ability of Community Development Corporations (CDCs) and Community Housing Development Organizations (CHDOs) to carry out community development and affordable housing activities that benefit families with low incomes.

The deadline to apply is **Friday, Dec. 10, 2021**.

Find out more [here](#), and apply [here](#).

MEMBER NEWS

Fairstead Announces New \$500 Million Capital Commitment

Fairstead recently announced a new equity commitment of \$500 million. These funds will be utilized to expand its multi-family housing portfolio and enhance the firm's prop tech, sustainability, and community impact programming for its affordable, workforce, and market-rate housing residents across the country.

You can learn more [here](#).

Enterprise Wins Three HUD Grant Awards

Congratulations to Enterprise for receiving over \$9 million in HUD grants for Mid-Atlantic multifamily housing! Their projects – Park Heights Place in Baltimore, Greens at Irvington Mews, and Edgewood Commons in Washington, D.C. – will benefit from these funds.

Read more [here](#).

INDUSTRY NEWS

Picture of Preservation Report

The National Low Income Housing Coalition (NLIHC) and the Public and Affordable Housing Research Corporation (PAHRC) released the 2021 edition of [Picture of Preservation](#). The joint report characterizes the nearly five million homes that constitute the federally assisted housing stock, analyzes preservation risks these homes face, and identifies policy priorities to support their preservation.

Read the report [here](#).

PLCC Annual Meeting

The Purple Line Community Coalition (PLCC) will hold their annual meeting on **Wednesday, Nov. 17, 2021, 10 a.m. – noon**. This is an opportunity to hear about progress to date toward the PLCC's vision of an equitable transit corridor, and learn from your peers working on the ground to ensure housing stability, economic vitality, and neighborhood livability in the communities along the transit line.

Learn more and register [here](#).

Baltimore County to Use Federal Aid for Affordable Housing

Baltimore County Executive Johnny Olszewski Jr. recently announced \$16 million from the federal American Rescue Plan funding toward creating an Affordable Housing Opportunity Fund that would help develop and incentivize the construction of access, affordable, and mixed-use housing.

You can read more [here](#).

Federal Reserve Event

This year's Federal Reserve Community Development Research Seminar Series is focused on supporting an inclusive recovery. On **Wednesday, Nov. 17, 2021, from 2 – 4 p.m.**, the final session explores housing insecurity and lessons learned from relief programs deployed during the pandemic.

Learn more and register [here](#).

WHAT'S GOING ON AT MARYLAND DHCD

Draft QAP Announcement

DHCD has released a draft revision of the Qualified Allocation Plan and Multifamily Rental Financing Program Guide for public comment. Send any comments to dhcd.qap@maryland.gov by **Tuesday, Nov. 30, 2021**.

Find out more and read the draft revision [here](#).

PROJECT SPOTLIGHT

Westminster Way, Westminster, MD

Westminster Way, a mixed-income and transit-oriented residential community, recently celebrated their Grand

Opening. Conveniently located in the heart of downtown Westminster, the project is near the prestigious McDaniel College, mass transit, employment, and shops. Units are equipped with high-efficiency systems and appliances. Community amenities include a fully equipped fitness room, abundant greenspace, newly remodeled townhomes, a Great Room for entertaining, and fully equipped kitchens.

Interfaith and Conifer partnered to develop this new property, and Conifer was the project manager and contractor. Conifer will also manage the property.



