Don't Miss the MAHC Annual Meeting!

MAHC will host its 18th annual membership meeting on November 5, 2018 at the Baltimore Renaissance Harborplace Hotel. This is our biggest event of the year with the opportunity to network with over 300 of your colleagues from the affordable housing industry! DHCD Secretary Ken Holt will provide an update from the

UPCOMING EVENTS

Bond Finance 201
9 October 2018, 9:30 AM - 12 PM
Maryland DHCD
7800 Harkins Road,
Lanham, MD 20784
Register now!

October Brown Bag Lunch
16 October 2018, 12 - 2 PM
Ballard Spahr
Department, and the annual MAHC Housing Awards will be presented.

This year's keynote speaker is Nan Roman, President & CEO, National Alliance to End Homelessness. Nan will also lead a panel discussion on how to effectively integrate units for homeless households into tax credit projects. Panelists include:

- Allison Bogdanovic, Executive Director, Virginia Supportive Housing
- Amanda Harris, Chief of Special Needs Housing, Montgomery County Department of Health and Human Services
- Amy Kleine, Program Director, Housing & Community Services, Weinberg Foundation
- Kevin Lindamood, President & CEO, Health Care for the Homeless

Nominations for the Innovation Award and Housing Person of the Year Award are both due on October 5th. Award forms are available [HERE](#). Sponsorships, Exhibit tables, Program ads, and General admission tickets are still available [HERE](#). More information and event registration is available [HERE](#).

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**2019 Qualified Allocation Plan Hearings Announced**

On September 28, 2018, DHCD announced it will begin the revision process to the Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide (Guide). DHCD will hold a series of sessions to provide an overview of the Spring 2018 round, solicit additional comments and discuss revisions to the QAP and Guide for 2019. Please plan to attend one of their upcoming listening sessions to provide your input on the QAP:

**Western Maryland:**
Tuesday, October 23, 2018 10:30 a.m. to 12:30 p.m.
Elgin Station Crossing Community Center
40 Elgin Boulevard, Hagerstown, Maryland 21740

**Southern Maryland:**
Wednesday, October 24, 2018 6:00 p.m. to 8:00 p.m.
Maryland Department of Housing and Community Development
7800 Harkins Road, Lanham, Maryland 20706

**Eastern Shore:**
Thursday, October 25, 2018 1:00 p.m. to 3:00 p.m.
Join Us at These Upcoming Fall Events!

**Bond Financing 201**: On **October 9, 2018, from 9:30 a.m. to 12 p.m.**, join us for a panel discussion on bond financing structures and bond transactions, including short- and long-term bonds and risk share deals. Presenters include private and public lenders who will discuss how their funds work, an experienced bond attorney and a housing developer who will provide several recent examples of bond transactions they closed in Maryland.

More information and registration is available [here](#).

**October Brown Bag Lunch**: Join us at Ballard Spahr’s Baltimore office on **October 16, 2018, from 12 to 2 p.m.** for an introduction to the concepts and programs commonly used to develop affordable housing. Presenters will provide an overview of common definitions and acronyms, key players, financing tools and key HUD programs used to create affordable housing. This session is perfect for new developers and non-developers who want to better understand affordable housing finance.

More information and registration is available [here](#).

**Fall Membership Happy Hour**: Join us for margaritas and conversation at the Fall Networking Happy Hour event! We will meet at **Uncle Julio’s in Columbia** (attached to the Columbia Mall) on **October 17, 2018, from 5:30 to 7:30 p.m.** Appetizers will be provided.

Registration is available [here](#).
Award of Excellence Nominations Open

Nominations are now open for the Community Development Network of Maryland’s (CDN) Award of Excellence – an award that honors organizations engaging in extraordinary community development work. Nominations are open to both organizations and individuals. Awardees will be honored at the CDN’s Annual Meeting and Awards Luncheon on October 24, 2018. The deadline to submit an award nomination is October 5, 2018.

Details are available here.

INDUSTRY NEWS

Utah Homebuilder Announces National Prize for Innovations in Affordable Homeownership

Ivory Homes announced it’s holding a national contest to reward innovators working to alleviate the affordable housing crisis. The Ivory Prize in Housing Affordability will recognize ambitious, scalable and innovative solutions to address housing affordability. Private-sector organizations, nonprofit organizations and public-private partnerships are eligible.

More information can be found here.

You’re Invited: City First Foundation’s Community Development Finance Impact Forum

The Future of Affordable Housing Is Finance workshop – City First Foundation’s 2018 Affordable Housing Impact Forum – offers the opportunity to learn from and network with leaders of sustainable, responsible community development. Attendees will hear from affordable housing experts who are driving new approaches that impact housing availability and affordability. The workshop will be held at the Anacostia Arts Center in Washington, D.C., on October 24, 2018 from 8:30 a.m. to 2 p.m.

Register to attend here.

Housing Credit Development Costs: Reports Suggest Data Collection Methods and Cost Comparisons

Two reports have recently been released about the housing credit development costs. The report released from the Government Accountability Office (GAO) suggested data collection methods to make better data available to the government and improve oversight of the credit. The report released from the National Council of State Housing Agencies (NCSHA), conducted by Abt
Associates, found that the cost of building housing credit-financed apartments on average cost roughly the same to develop as market-rate apartments even as housing credit properties must by law meet many requirements that typical apartment buildings do not.

**New Report on Low-Income Housing and Energy Needs**

The Maryland Office of People's Counsel (MD OPC) released a report, prepared by APPRISE for MD OPC, that details income, demographics, housing stock, energy usage and energy burdens of Maryland low-income households. The data is broken down and cross-referenced by county or state region based on data availability.

**5th Annual Community Development Week**

The Community Development Network of Maryland’s Community Development Week is set for October 15 – 24, 2018. A series of events will showcase the impact of community development across Maryland and the importance of investing in related efforts statewide.

At the event on October 23, 2018, CDN and MAHC member, Montgomery Housing Partnership, will lead a tour of the new Bonifant apartments – a senior housing development located next to the Silver Spring Library and host a discussion on Opportunity Zones. This transit-oriented development is also in one the state’s new Opportunity Zones.

More information and registration is available [here](#).

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

In accordance with Section 2.5 of the Guide, an updated listing of applicants with a disclosure of all waivers granted to applicants and identification of projects which received **State Bonus Points in the Spring 2018 Competitive Funding Round** along with a rationale for why these points were awarded is posted to the DHCD website [here](#).

DHCD announced the **FY19 awards for two revitalization programs that support redevelopment in communities within the Baltimore and Capital beltways.** The $9.75 million in awards from the Baltimore Regional Neighborhood Initiative and the National Capital
Strategic Economic Development Fund will support 64 projects and leverage nearly $372 million in additional private, public and nonprofit investment. A full list of awardees is available here.

DHCD announced the **Community Development Block Grant (CDBG) awards for FY19**. DHCD will administer $8 million in CDBG awards for 17 community development and infrastructure projects in 12 counties. A full list of awardees is available [here](#).

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**PROJECT SPOTLIGHT**

**Greenwood Village Apartments in Cambridge, MD**

GreenStreet Housing, LLC and REBJ, Inc. recently completely renovations to Greenwood Village Apartments. The 20-unit townhouse community was financed with 9% Tax Credits from Maryland DHCD.

Greenwood Village received an Excellence in Construction award from Associated Builders & Contractors, Inc. All of the buildings meet the energy efficiency criteria of the National Green Building Standard (NGBS) Bronze Certification.

Greenwood Village Apartments is managed by TM Associates Management, Inc.; construction was completed by Harkins Builders; and Architecture By Design provided architectural services for the development.
MAHC Construction & Design Committee tours the Blueprint Robotics plant in Baltimore