Working to expand housing opportunities by increasing the supply of affordable, quality rental housing in Maryland through advocacy, education and collaboration.
Don’t Miss the MAHC 2019 Annual Meeting!

MAHC will host its 19th annual Membership Meeting on Monday, October 21, 2019 from 8 a.m. to noon at the Renaissance Baltimore Harborplace Hotel. This is our biggest event of the year with the opportunity to network with over 350 of your colleagues from the affordable housing industry!

The annual MAHC Housing Awards will be presented, so be sure to get your nominations in for the Innovation Award and Housing Person of the Year Award by the extended deadline of September 12, 2019.

This year’s keynote speaker is Dr. Tiffany Manuel, President and CEO of The Case Made, a public benefit corporation. She will speak about positive messaging around affordable housing to help build support for your proposed projects on the local level.

Sponsorships, exhibit tables, program ads and general admission tickets are still available. More information, award nomination forms, and event registration are available here.

Congratulations to the Projects Receiving Tax Credit Funding!

The Maryland Department of Housing and Community Development (DHCD) announced the results of the Spring 2019 Competitive Funding Round. Fifteen projects, all receiving scores of 183.72 or higher, received reservations totaling $21,684,948 in 9% Low Income Housing Tax Credits, $13,970,000 in Rental Housing Financing Program Funds (RHFP) and $8,595,480 in Partnership Rental Housing Funds (PRHP). The projects will create or preserve 830 units for families, 54 units for the elderly, and 51 units for persons with special needs.
A full list of all applications, funding award amounts and other information are posted [here](#).

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### Join Us for the September Brown Bag Lunch

Join us on **September 19, 2019** from **noon to 1:30 p.m.** at **Maryland DHCD’s Office in Lanham, MD** for the Brown Bag Lunch panel discussion on the new Income Averaging Provisions. Our experts will discuss which projects can, or should, make the election, regulations, investor considerations and compliance. This panel includes:

- Ed Barnett, CDA
- Alison Hickman, CohnReznick
- Charlie Rhuda, Novogradac
- Mo Smith, Klein Hornig, LLP
- Chris Sullivan, R4 Capital

Bring your lunch and join us for this informative brown bag lunch! Drinks and desserts will be provided. More information and registration available [here](#).

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### Funding Available

#### Investment Connection Platform Now Available

The Federal Reserve Bank of Richmond recently released the Investment Connection platform, a “Shark Tank” style program that matches Community Reinvestment Act (CRA) investors with developers who are looking for funding in eligible categories, including affordable housing.

Proposals are now being accepted. Find more information [here](#).

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### Member News

#### Episcopal Housing and Conifer Realty Open Affordable Housing Community in Owings Mills, MD

Congratulations to Episcopal Housing Corporation and Conifer Realty, LLC, on its grand opening of the Preserve...
at Red Run, located on Garth Road in Owings Mills, MD. The Preserve is a new, energy-efficient and family-friendly affordable housing community that features one-, two- and three-bedroom layouts. The community achieved LEED certification for its sustainable site development, water savings, energy efficiency, material selection and indoor environmental quality.

The Preserve is an example of Conifer’s commitment to creating “a home for possibilities” in the Owings Mills area.

Congratulations to Mission First and Henson Development on a Recent Groundbreaking

In mid-July, Mission First and Henson Development broke ground on the first unit of 1234 McElderry Apartments in the Old Town neighborhood in Baltimore. Once completed, about 80 percent of the rooms in the four-story building will be for lower-income families.

Learn more about the project here.

R Home Communities Names New President

Congratulations to Gayle Filo, the new President of R Home Communities. R Home Communities is a property management subsidiary of Enterprise Community Development. Gayle has spent 30 years of her career in affordable, market-rate and commercial property management and is an active board member for the Institute of Real Estate Management. She will succeed senior vice president Diane Edwards. Congratulations Gayle!

INDUSTRY NEWS

2019 Maryland Housing Conference

The 2019 Maryland Housing Conference will take place at Martin’s West on October 29, 2019 from 8 a.m. to 2 p.m. The bi-annual event is the largest housing conference in the state and offers the unique opportunity for multifamily and single developers, Realtors, community developer and housing professionals, as well as
as advocates and government representatives to learn more about about current issues, solutions and opportunities. Sponsorship opportunities are still available. 

Register to attend the conference here.

Support the Affordable Housing Credit Improvement Act of 2019

In July, the Affordable Housing Credit Improvement Act of 2019 (S. 1703/H.R. 3077) was introduced in the House and Senate. The bill seeks to expand the Low Income Housing Tax Credit and improve various aspects of the existing legislation to help increase the supply of affordable housing nationwide. The AHClA has bi-partisan support, with nearly one-fifth of Congress signing on. Senator Cardin is one of the co-sponsors in the Senate, but we still need to ensure support in the House. Call or email your Congressman to voice your support for the AHClA today!

Learn more about the bill and find your Representative here.

City of Annapolis and Anne Arundel County Bring Private Money to Public Housing

Anne Arundel County and the City of Annapolis are using the Rental Assistant Demonstration (RAD) program and creative financing strategies to benefit low-income renters. Recently, the Housing Commission of Anne Arundel County renovated Freetown Village, a formerly public housing project turned project-based community, using private developers and investors. All public housing communities overseen by the county and the City of Annapolis will make the switch in the coming years.

Read the Capital Gazette article here.

Low-Income Housing and the IECC

In a nine-part series written by Billy Fay, executive director of the Energy Efficient Codes Coalition, Fay looks at the ins and outs of the International Energy Conservation Code (IECC). In part four, he addresses why low-income housing advocates support strong
energy codes that ensure efficient homes and multifamily buildings. According to Fay, the number one reason why people can’t afford to buy a home is the energy costs. He discusses the effects high energy bills can have on quality of life and solutions to overcome costly bills.

Read the entire article here.

WHAT'S GOING ON AT MARYLAND DHCD

DHCD will host an Opportunity Zone Conference on Tuesday, October 1, 2019, from 9 a.m. to 12 p.m. at the Turf Valley Conference Center in Ellicott City, MD. Register here.

DHCD’s Office of Rural Broadband announced $9.9 million in available funding as part of the first installment in a five-year $100 million initiative to provide 225,000 Marylanders in rural communities with reliable, affordable internet access. The office was created to expand broadband capabilities statewide in underserved, rural areas across the state.

DHCD has opened a 30-day public comment period on the latest draft of the 2018 Consolidation Plan Annual Performance and Evaluation Report (CAPER), a planning document that coordinates federal resources to provide decent housing, economic opportunities and acceptable living environment for Marylanders.

DHCD is interested in public input and comment on the draft CAPER and will accept written comment through COB Tuesday, September 24, 2019. In addition, DHCD will hold a series of public meetings on the CAPER at the following dates, times and places:

Thursday, September 12, 2019 at 7:00 p.m.
Towson Library, Wilson Room
320 York Road, Towson, Maryland 21204

Wednesday, September 18, 2019 at 10:30 a.m.
Caroline County Central Library, Small Meeting Room
100 Market Street, Denton, Maryland 21629

Thursday, September 19, 2019 at 10:30 a.m.
Metro Heights at Mondawmin, Baltimore, MD

Metro Heights at Mondawmin, a new housing complex, offers affordable and comfortable one- two- and three-bedroom apartments in West Baltimore’s Liberty Square neighborhood. The community is built to LEED (Leadership in Energy and Environmental Design) Silver environmental standards and is conveniently located across from the Mondawmin transit hub and adjacent to the Mondawmin Mall. Amenities include in-unit washer/dryers, on-site parking, a business center, and more.

Metro Heights was developed by Enterprise Homes, Inc. The owner is Metro Heights Limited Partnership. The contractor was Harkins Builders, Inc., the architects were Marks, Thomas Architects and Ziger/Snead, and Pando Alliance was the energy consultant. The building is managed by R Home Communities.