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

MAHC Welcomes New Board Members & Officers

On July 1, 2018, MAHC welcomed five new members to the Board of Directors. Joining the Board for a two year term are: Miles Carey, Senior Vice President of Community Development Banking, Bank of America Merrill Lynch; Maryann Dillon, Executive Director of Housing Initiative Partnership; Peter Engel, Executive Director of the Howard County Housing Commission; Leila Finucane, President of Victory Housing; and Clif Martin, CEO/President of the Housing Commission of Anne Arundel County. MAHC would also like to thank our outgoing Board members for their years

UPCOMING EVENTS

No events scheduled in August. Programming will resume in September.

SAVE THE DATE!
MAHC Annual Meeting
5 November 2018, 8 AM - 12 PM
of service on the Board. Outgoing Board members include Eric Brown, Jeff Hettleman, Kathy Koch, and Corine Sheridan. Serving on the MAHC Board is a big commitment, and we truly appreciate each of you lending your time and expertise to MAHC.

In addition to our new Board members, the Officers for the 2018-2019 term are: Mike Pitchford, President; Peter Siegel, Vice President; Jessica Zuniga, Treasurer; and Nichole Doye-Battle, Secretary. Ivy Dench-Carter will now serve as the Ex-Officio Member and Chickie Grayson was appointed to a new role as Board Advisor.

Congratulations to our incoming Board Members and Officers on their new positions!

RHW Hits $1 Billion in Investment

MAHC is excited to report that the Rental Housing Works Program (RHW), created with the help of MAHC six years ago to stimulate investment in quality, affordable rental housing and create jobs, recently surpassed the $1 billion milestone. Since 2011, $107 million in state RHW loan funds have leveraged more than $1.1 billion in private investment – preserving 6,370 affordable housing units in 56 properties across Maryland while creating over 9,700 jobs, according to the Maryland Department of Housing and Community Development (DHCD). This is remarkable for such a "new" State loan program and shows that Rental Housing Works really does work!

DHCD Receives Record Number of Applications for 9% Tax Credits

DHCD received a new record of 44 applications for the 2018 Competitive Funding Round. Combined, the requests include $45.6 Million in Rental Housing Funds and $61.9 Million in Low Income Housing Tax Credits. Three applications requested Partnership funds, 7 applications involved acquisition/rehabilitation, 2 applications were for senior housing, 8 applications were for projects located in Baltimore City and 4 applications were from rural parts of the State. DHCD is completing threshold reviews now and should be making announcements by the end of the summer.

You can view the full list of applications submitted HERE.
**Maryland Opportunity Zone Conference**

DHCD, along with the Maryland Department of Commerce, will host the Maryland Opportunity Zone Conference on July 31, 2018, from 9 a.m. to 12 p.m. at the Hotel at University of Maryland. The Economic Innovation Group, CohnReznik and the host agencies will offer an overview and insights into new tax incentives for investing in communities across the state.

Registration and agenda available [HERE](#).

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**Maryland Ranked 5th Most Expensive State to Live in the Country**

The National Low Income Housing Coalition (NLIHC) released their annual *Out of Reach 2018* report, highlighting the disturbing mismatch between renters' wages and the cost of rental housing.

In Maryland, the Fair Market Rent (FMR) for a two-bedroom apartment is $1,510 per month. In order to afford this level of rent and utilities – without paying more than 30 percent of income on housing – a household must earn $5,034 monthly or $60,406 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of $29.04 per hour - up from $28.27 in 2017. At minimum wage, workers would have to work 115 hours per week to afford a two-bedroom rental home in Maryland. This makes Maryland the fifth most expensive state to live in behind Hawaii, DC, California and New York, down from fourth last year.

Read the entire report [HERE](#).

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**MAHC Summer Happy Hour in Baltimore**

MAHC members gathered in downtown Baltimore on July 10, 2018 for a property tour of Osprey Property Company’s new Franklin Lofts & Flats – the 41-unit development repurposes a vacant building and is expected to revitalize the area. Following the tour, there was a networking happy hour at HomeSlyce. **Baltimore Mayor Catherine Pugh** even stopped by to see this wonderful new property in Mount Vernon. Thanks to the 50+ attendees who joined us for this great event!
MEMBER NEWS

Pax-Edwards
PIRHL
R4 Capital
Raymond James
Real Property Research Group
Red Stone Equity Partners
Victory Housing
Wells Fargo
Woori America Bank

NONPROFITS

ACDS
AHC of Greater Baltimore
ARC of the Central Chesapeake Region
Cinnaire
Episcopal Housing
Interfaith Housing Alliance
MAHRA
Milford Housing Development Corp.
Mission First Housing
Volunteers of America

WELCOME NEW MAHC MEMBERS:

Century Engineering
Elysian Energy
Family Services, Inc.
RED Capital Group
Tiber Hudson
Value Lighting
Jessie Alfriend
Elizabeth O’Leary
Howard County DHCD
Housing Authority of the City of Annapolis
Congratulations to David S. Thaler from DS Thaler & Associates, LLC. for receiving the 2018 Professional Engineer in Private Practice Award! This award is the highest honor given by the National Society of Professional Engineers to a consulting engineer for advancing the engineering profession and serving the public interest.

INDUSTRY NEWS

HUD RAD Training Recordings Now Available

The U.S. Department of Housing and Urban Development (HUD) hosted a Rental Assistance Demonstration (RAD) training in Washington, D.C. for Public Housing Authorities and their partners in May. The training was oriented to those just getting started in the conversion process, covering resident rights and protections, the importance of strategic planning and innovative uses of RAD to achieve local objectives.

All sessions from the training were recorded and are now available here. Alongside each session, HUD has also posted the presentation slides and a list of “Key Takeaways” that they recommend PHAs periodically review.

More information here.

WHAT'S GOING ON AT MARYLAND DHCD

The 2018 Maryland Affordable Housing Trust (MAHT) funding round is now open. The MAHT, created by the Maryland General Assembly, makes affordable housing more available throughout the state by funding capital costs, supportive services and operating expenses, as well as providing financial assistance. Applications are due August 31, 2018. More details available here.

DHCD will hold a series of public hearings to develop its new draft Annual Plan update of the State’s Consolidated Plan – a five-year planning document required by HUD that sets out overall statewide goals and priorities for housing, community development and economic development activities.
The second set of hearings on the draft Annual Plan will be held at the following dates, times and places:

**Wednesday, July 18, 2018 at 10:30 a.m.**
Caroline County Central Library  
100 Market Street  
Small Meeting Room  
Denton, Maryland 21629

**Thursday, July 19, 2018 at 10:30 a.m.**
Fairview Branch Library  
Small Meeting Room  
Rt. 4 and Chaneyville Road  
Owings, Maryland 20736

**Friday, July 20, 2018 at 1:30 p.m.**
Allegany County Office Complex  
701 Kelly Road  
Potomac Room 230  
Cumberland, Maryland 21502

**Monday, July 23, 2018 at 7:00 p.m.**
Towson Library  
320 York Road  
Wilson Room  
Towson, Maryland 21204

DHCD recently requested comments on the new draft 2018 QAP that includes proposed revisions to the income averaging set aside, adding a third set aside option that allows for the averaging of incomes between 40% to 80% so long as the average gross income of all households in the project does not exceed 60 percent of the median gross income. Comments were due last Friday, so we expect a final QAP to come out very soon making this provision final.

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**PROJECT SPOTLIGHT**

**Franklin Lofts & Flats, Baltimore, MD**

Osprey Property Company LLC, in partnership with The Women’s Housing Coalition, Inc., recently completed renovations to the Franklin Lofts & Flats – a 41-unit affordable housing project located in downtown Baltimore. This converted vacant structure serves to revitalize the once prominent Mount Vernon corner lot. Seven units will be set-aside as housing for non-elderly persons with disabilities and will be supported by project-based vouchers.

Hamel Builders was the Contractor, Cho Benn Holback + Associates was the Architect, and the property is managed by Habitat America. Financing partners include
Capital One, Hudson Housing Capital, Maryland DHCD, and the City of Baltimore.

Learn more here.