

SUMMER 2020 NEWSLETTER



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

COVID-19 Updates

MAHC continues to use creative ways to keep members engaged and informed. We are happy to announce that the brown bag lunch series is going virtual starting in July. See more information below about our upcoming training event. The MAHC Annual Meeting is also going

UPCOMING EVENTS

Due to the current public health crisis, in-person events are currently cancelled or on hold. To help stay connected we are

virtual for 2020 - stay tuned for an announcement coming soon on a fall date. The MAHC Committees continue to hold regular meetings. See the bar on the right for a current list of regular meeting dates and times.

Additionally, the MAHC Board meets regularly to discuss responses to important issues that impact our members. We recently wrote a joint letter to Governor Hogan urging him to allocate State funding to assist renters who are struggling to pay their rent, and we have worked with DHCD to provide feedback on the new Assisted Housing Relief Fund Program that will provide property owners with rent relief on behalf of those tenants who are unable to pay their rent due to COVID. We continue to share resources and information and advocate on behalf of our members as we all work to maintain normal operations during a very abnormal time in our nation's history.

Advocacy on Creating a Statewide Rental Assistance Program

MAHC joined the Apartment and Office Building Association of Metropolitan Washington (AOBA), Community Development Network of Maryland (CDN), and Maryland Multi-Housing Association, Inc. (MMHA) to send Gov. Larry Hogan a [joint letter](#) in June expressing the urgent need for affordable housing relief across the state. Since COVID-19 began, Maryland landlords have witnessed higher than usual rent delinquency and dramatically increased outstanding debt balances, which results in tremendous losses of rent income. The letter suggested the state should deploy funds to create a statewide emergency rental assistance program to serve all areas of the state.

Following this letter's submission, Gov. Hogan announced a [\\$30 million rental assistance](#) program to prevent evictions and help Marylanders affected by the COVID-19 pandemic. The State's allocation of \$20 million in Community Development Block Grant (CDBG) COVID funding will be deployed across local jurisdictions in Maryland to provide further support for local eviction prevention programs. The other \$10 million will allow CDA to create the Assisted Housing Relief Program, which will help eliminate rental debt for tenants that are delinquent because of financial troubles caused by the

holding regular committee meetings for members to share information and provide support to one another. Please join us virtually!

Property Management Committee

Wednesdays @1:00 p.m. bi-weekly

Development Committee

Fridays @11:00 a.m. bi-weekly

Construction & Design Committee

Thursdays @1:00 pm monthly

Resident Services Committee

Thursdays @10:00 a.m. bi-weekly

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

JULY BROWN BAG LUNCH

Friday, July 24, 12:00 - 1:00 p.m.

Register [here](#).

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public health crisis. Those funds will be available to property owners with CDA financing, and the funding will go directly to the property owner on behalf of the impacted tenants. The program is expected to open in July with funds distributed in August.

A number of jurisdictions in Maryland have already created local rental assistance programs to help their residents, so advocates are hopeful that the combination of State and local funding resources will keep residents in stable housing and help prevent a wave of evictions when the courts resume hearing eviction cases later this month.

Some state lawmakers are also [requesting](#) that Governor Hogan extend the eviction moratorium until January. Without the extension, The Aspen Institute predicts that as many as 330,000 Marylanders could be at risk of being evicted by the end of the year.

MAHC Welcomes New Board Members & Officers for 2021

The MAHC 2020/2021 Board of Directors is pleased to announce two new members. Congratulations to Christine Madigan, EVP and Chief Business Officer of Enterprise Community Development, and Dan McCarthy, Executive Director of Episcopal Housing, for being appointed to the MAHC Board. Officers for 2021 include Jessica Zuniga, President; Maryann Dillon, Vice President; Nichole Battle, Treasurer; and Catherine Stokes, Secretary. Mike Pitchford and Kathy Ebner will serve in Past President roles, and Chickie Grayson continues to serve as Advisor Emeritus. MAHC would also like to thank our 2020 Officers for their service and our outgoing Board member Leila Finucane for her time and numerous contributions during her tenure on the board.

Join Us for the July Brown Bag Lunch

The **brown bag lunch series** is back and going virtual!

Join us on **July 24, 2020**, from **12:00 – 1:00 p.m.** to learn about the latest breakthrough building envelope air

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non-profit housing
development

OSPREY
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Bricks & Mortar | Heart & Soul

WT
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sealing technology from MidAtlantic AeroBarrier. Imagine fix-a-flat for a building – results are guaranteed and easily and cost-effectively integrated into any new build process. This technology enables achievement of any energy certification: LEED, PHIUS, ZERH, IECC, and more. Grab your lunch, sit at your computer, and join us virtually to learn more about this building envelope air sealing technology.

Register [here](#).

New Md Dept. of Planning Models and Guidelines

As a result of legislation passed in 2019, the Maryland Department of Planning's new Models and Guidelines now includes a housing element. This element offers information in four categories: Housing Planning, Housing Data, Housing Practices, and Housing Resources. These materials will assist local planners and staff customize a planning process based on the characteristics of their communities, especially in regards to affordable housing needs.

Go [here](#) to learn more about new the Models and Guidelines Housing Element.

FUNDING AVAILABLE

Baltimore Regional Project-Based Voucher Program

The [Baltimore Regional Project-Based Voucher \(PBV\) Program](#) anticipates releasing a new RFP through the Baltimore Metropolitan Council (BMC) for 48 vouchers early the week of July 20.

SILVER

AGM Financial Services
Ballard Spahr
Bozzuto Construction
Hooten Construction
Conifer Realty
Green Street Housing
Gallagher, Evelius & Jones

Hamel Builders Inc.

Howard County Housing
Klein Hornig
Landex Corporation
Maryland DHCD
PNC Bank
Southway Builders
STUDIO 343
SunTrust Bank
Woda Group

BRONZE

Architecture By Design
BCI Management

Boston Capital

Chesapeake Contracting Group

Delaware Valley Dev. Corp.
Foundation Development

Grimm & Parker

Habitat America
Hertzbach & Company, P.A.
Housing Authority of Baltimore
City

Housing Trust of America

Hudson Housing Capital

Humphrey Management

Ingerman Management

Marks Thomas Architects
Morgan Keller Construction

National Foundation for

The organization expects to set the proposal deadline on Friday, August 7, and to award decisions by Friday, August 21.

If you are interested, you can visit BMC's [request for proposals page](#) and [Regional PBV Program page](#), as well as email BMC housing policy coordinator Dan Pontious at dpontious@baltometro.org.

Maryland Nonprofit Recovery Initiative Grants

The Maryland Department of Housing and Community Development (DHCD) is administering \$30 million of Gov. Hogan's Nonprofit Recovery Initiative to nonprofits that offer health and human services and housing to underserved Maryland populations as well as nonprofits that address economic development and economic recovery in Maryland communities. Grant requests must be between \$5,000 and \$50,000, depending on each nonprofit's budget. The application for funding will be available online at noon on Wednesday, July 22. The application portal will close either at noon, Wednesday July 29, or when grant requests exceed available funding, whichever is sooner.

Go [here](#) to learn more about this grant opportunity.

MEMBER NEWS

New President and CEO of Homes for America

The Board of Homes for America (HFA) recently announced that **Dana Johnson** has been selected as the next president and CEO of HFA. She will take over the position after Kathy Ebner retires in early September 2020.

INDUSTRY NEWS

Affordable Housing Solutions
Nixon Peabody

Pando Alliance

Pax-Edwards

PIRHL

Quinn Evans

R4 Capital

Raymond James

Real Property Research Group

Red Stone Equity Partners
Victory Housing

Wells Fargo

Woori America Bank

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AHC of Greater Baltimore

CHAI
Cinnaire

Episcopal Housing
LIIF

Interfaith Housing Alliance

MAHRA
Milford Housing Development
Corp.

Mission First Housing
NHP Foundation
The Community Builders

Volunteers of America

WELCOME NEW MAHC MEMBERS:

Kerry Font Architecture
NRP Group

Federal Housing Policy Update

In early July, the House of Representatives approved the Moving Forward Act, a \$1.5 trillion infrastructure bill with widespread provisions for affordable housing that advocates support. This legislation includes many changes, including a permanent 4% low-income housing tax credit (LIHTC) rate, 9% LIHTC allocation amount, lowering the 50% test threshold for Housing Bond-financed properties, permanently extending the new markets tax credit (NMTC) at a \$5 billion annual allocation adjusted for inflation, an election to address “adjuster” issues through an accelerated first- or second-year credit, and temporarily increasing the historic tax credit (HTC) applicable percentage and delay the phasedown of the renewable energy investment tax credit (ITC) until 2026. The bill would also provide a 150% first-year LIHTC award to address issues related to the COVID-19 pandemic.

This bill now moves to the Senate. Advocates do not anticipate the Senate will approve this large slate of changes, but believe some specific provisions may pass the Senate floor. In late June, Sen. Ron Wyden (D-OR) and Sen. Maria Cantwell (D-WA) introduced the Emergency Affordable Housing Act of 2020, with Sen. Ben Cardin (D-MD) and Sen. Michael Bennet (D-CO) as cosponsors. This bill features some of the same stipulations included in the Moving Forward Act, such as the permanent 4% credit rate and a 50% basis boost for developments serving extremely low-income tenants.

IRS Extends Key LIHTC Deadlines

In light of financing and construction delays and other challenges resulting from COVID-19, the IRS is extending LIHTC deadlines. This offers relief for deadlines occurring on or after April 1, 2020, and before December 31, 2020. The relief applies to 10% test for carryover allocations; 24-month rehabilitation expenditure period; reasonable period for restoration or replacement in the event of a casualty loss; reasonable restoration period in the event of prior major disaster; 12-month transition period to meet set-asides for qualified residential rental projects; and 2-year rehabilitation expenditure period for bonds used to provide qualified residential rental projects. Property owners seeking any extensions should contact CDA for approval on a case-by-case basis.

Owners are not required to perform income recertifications in the period between April 1, 2020, and December 31, 2020. Owners must resume income recertifications due after December 31, 2020. Agencies are also not required to conduct compliance monitoring inspections or reviews during this period. Also, common areas and amenities that are temporarily unavailable or closed due to COVID-19 during this time period do not result in a reduction of the eligible basis of the building.

You can learn more about these extensions [here](#).

WHAT'S GOING ON A MARYLAND DHCD

2020 Qualified Allocation Plan

Gov. Hogan recently signed the 2020 Qualified Allocation Plan and the Multifamily Rental Financing Program Guide. Applications for the 2020 Competitive Funding Round are due by **Wednesday, September 9, 2020, at 2 p.m.** This includes one hard copy submitted to DHCD's mail room in Lanham and electronic files that must be uploaded to the Google Drive. You can view the 2020 QAP and Guide documents [here](#).

DHCD held a Pre-Round Information Session on July 15, 2020 and announced that they plan to award \$15 Million in tax credits and \$15 Million in Rental Housing Funds in the 2020 Round. You can request a pre-application meeting by contacting keith.ashford@maryland.gov to schedule a conference call. Waiver requests are due by August 10, 2020 and should be sent to gregory.hare@maryland.gov.

Email dhcd.gap@maryland.gov to request a Google Drive folder for each project application or to submit a question. They will be posting a FAQ document on their website to answer questions they receive.

Energy Programs Update

The EmPOWER Program cycle ends December 31, 2020. However, projects that commit funds by December 31, 2020, have until December 31, 2021, to complete

construction. The program is currently seeking projects in the Potomac Edison (PE) utility territory to commit about \$300,000 in remaining funds in that area. Funds for all other territories are committed for the remainder of this cycle. The Multifamily Energy Efficiency and Housing Affordability Program (MEEHA) has recently been authorized to commit EmPOWER funds for electric improvements in master metered projects through the remainder of the EmPOWER program. Funds for master metered projects are available in all EmPOWER utility territories (BGE, PEPCO, PE, Delmarva, and SMECO). The Department also expects to continue administering the Low-Income EmPOWER program for the 2021-2023 program cycle and is accepting applications in all EmPOWER Utility territories for the 2021–2023 program cycle.

PROJECT SPOTLIGHT

Victory Haven, Damascus, MD

Victory Housing just completed construction of Victory Haven in Damascus. The 72-unit affordable rental community for seniors includes 54 one-bedroom and 18 two-bedroom apartments for households with incomes at 30/40/50/60 percent of area median income, and 4 unrestricted units. The property offers residents easy access to downtown Damascus, the nearby Damascus Shopping Center, and the Damascus Senior Center and Damascus Library. The site is also served by Montgomery County's Ride-On Bus service.

Building amenities include a large community space on the first floor, a library with an adjacent computer center, a game and TV room, a fitness center, and a wellness room for visiting healthcare professionals. In-unit features include LED lighting, Energy Star appliances, high-efficiency heating and cooling, and individual washer/dryers. Furthermore, Victory Haven will meet Leadership in Energy and Environmental Design (LEED) New Construction standards.

Victory Housing developed the community with team members that included Hamel Builders, Grimm + Parker Architects, and property manager Habitat America, which is currently leasing the property during the COVID pandemic using virtual tours and staggered move-ins and

reports that the leasing process has been going smoothly.

