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 for 2020

The MAHC 2019/2020 Board of Directors will include three new members. Congratulations to Willy Moore of Southway Builders, Myles Perkins of AGM Financial, and Catherine Stokes of Telesis Baltimore for being appointed to the MAHC Board. Officers for 2020 include Peter Siegel, President; Kathy Ebner, Vice President; Jessica Zuniga, Treasurer; and Nichole Battle, Secretary. We would also like to thank our outgoing Board members Ed Delany, Jim French, and Phil Gibbs for their time and numerous contributions during their

UPCOMING EVENTS

SAVE THE DATE

MAHC Annual Meeting
October 21, 2019
Baltimore Renaissance Hotel
Baltimore, MD
MAHC Hosts Water Heater Forum

On June 18, 2019 MAHC hosted a Heat Pump Water Heater Forum at the Whiting Turner Yard in Brooklyn Park. Over 60 people attended to learn more about the features and cost and energy savings that can be achieved using this technology in multifamily buildings. Sean Armstrong from Redwood Energy reviewed several multifamily case studies, Gregg Holladay from Bradford White gave a presentation about the water heater technology and multifamily application, and then representatives from AO Smith, Bradford White & Rheem met in small groups with the attendees for a hands on demo of the water heater products and Q&A. If you missed this very informative event, the presentation materials can be found on our website [HERE](#).
Apply Now for HUD Capacity Building (Section 4) Grants

Enterprise Community Partners is now accepting Letters of Interest (LOIs) for Section 4 grant funding, HUD’s Capacity Building for Community Development and Affordable Housing Program. These funds are used to build capacity in nonprofit community development organizations – Community Housing Development Organizations (CHDOs) and Community Development Corporations (CDCs) – that meet eligibility requirements. Building capacity strengthens organizations to help them
Successfully:

- Implement HUD programs
- Design, finance and execute community development and affordable housing projects
- Coordinate on cross-programmatic, place-based approaches
- Facilitate knowledge sharing

LOI applications are due July 15, 2019. Full proposals are due September 9, 2019. For more information, visit Enterprise’s website.

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**MEMBER NEWS**

**Enterprise Community Partners and Enterprise Community Development Name New CEOs**

Congratulations to Brian McLaughlin, who has been named **President and CEO of Enterprise Community Development (ECD)**. ECD is a new organization that brings together the Community Preservation Development Corporation (CPDC) and Enterprise Homes, Inc., two of the Mid-Atlantic’s leading developers and managers of affordable, well-designed homes. McLaughlin has 22 years of diverse experience managing real estate business lines across the nonprofit, public and for-profit sectors. Read more about Brian and ECD [here](#).

Also in June, Enterprise Community Partners, the nonprofit parent of the Enterprise family of companies, named a new CEO. **Priscilla Almodovar was just named CEO of Enterprise Community Partners.** Almodovar is a former Enterprise trustee and a veteran public- and private-side advocate for affordable housing and community development. She joins Enterprise from JPMorgan Chase, where she led two national real estate businesses for their commercial bank, one in commercial real estate and the other in community development. Learn more about Priscilla [here](#).

**Congratulations to Homes for America on Two Recent Awards**

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**NONPROFITS**

- Nixon Peabody
- Novogradac & Company
- Pando Alliance
- Pax-Edwards
- PIRHL
- R4 Capital
- Raymond James
- Real Property Research Group
- Red Stone Equity Partners
- R.E. Robertson Plumbing
- Victory Housing
- Wells Fargo
- Woori America Bank

- AHC of Greater Baltimore
- CHAI
- Cinnaire
- Episcopal Housing
- LIIF
- Interfaith Housing Alliance
- MAHRA
- Milford Housing Development Corp.
- Mission First Housing
- NHP Foundation
- Volunteers of America
Bowman Place and Homes at Monument in Annapolis, MD is a 2019 recipient of the **Charles L. Edson Tax Credit Award**. Homes for America purchased and renovated Bowman Homes, which was previously in serious disrepair as the last of the remaining deteriorating HUD Section 8 properties in Annapolis. The Affordable Housing Tax Credit Coalition presents the awards to recognize excellence in the affordable housing industry to organizations that have demonstrated especially impactful use of the Low-Income Housing Tax Credit.

Homes for America’s **21st Century Learning Center LINK Club** was also recently selected as one of the recipients of the American Association of Service Coordinators Awards of Excellence as the **2019 Affordable Housing Innovative Program of the Year**.

**Phase one of the Ernest Lyon Homes Renovation is Complete**

Congratulations to **CT Development Partners** and **Telesis Baltimore** on the completion of the Phase 1 of the renovation of **Ernest Lyon Homes in Turner Station**! The development team celebrated the completion of Phase 1 with the dedication of the Henrietta Lacks Community Center and the Hilyard Robinson Management Office on June 28, 2019.

Turner Station is an historically black neighborhood in Baltimore County. Lyon Homes were built by the federal government in 1942 and were in need of upgrades. CT Development Partners team includes Moseley Architects, Southway Builders and Telesis Baltimore. Read more about Lyon Homes [here](#).

**The Preserve at Red Run has been awarded LEED Platinum Certification**

The **Preserve at Red Run** is a brand-new, energy efficient, apartment community, located in Owings Mills, Maryland. The Preserve achieved LEED Platinum certification for implementing practical and measurable strategies and solutions aimed at achieving high performance in sustainable site development, water
savings, energy efficiency, materials selection and indoor environmental quality. Congratulations to Conifer Realty, LLC, which owns and manages the community! Read more about The Preserve here.

**Congratulations to David Thaler on his 2019 NSPE Award**

David S. Thaler, President and Managing Principal of D.S. Thaler & Assoc., has been awarded the 2019 NSPE Award by the National Society of Professional Engineers for outstanding contributions to the profession of engineering, the nation and humanity. D.S. Thaler & Assoc. is an engineering design and consulting firm based in Maryland that has been serving the Mid-Atlantic region for 40 years.

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**INDUSTRY NEWS**

**New Opportunity Zone Regulations**

The U.S. Department of Treasury released new opportunity zone regulations that are intended to help capital flow to low-income areas under the program, start-up companies and non-real estate business ventures.

More information on the regulations here.

**Save the Date: Maryland Housing Conference**

The Maryland Housing Conference will take place at Martin's West on October 29, 2019. The bi-annual event is co-sponsored by DHCD, MAHC, MBIA, MAR, and CDN.

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**WHAT'S GOING ON AT MARYLAND DHCD**
In June, DHCD posted the 2019 Low Income Housing Tax Credit (LIHTC) Program Income and Rent Limits. The LIHTC Program Income and Rent Limits apply only to properties with a placed in service date of April 24, 2019 or later.

A portion of the FY20 Rental Housing Works (RHW) Funds - $12 Million - that were approved by the Legislature are part of the "fenced off funds" that the Governor has not yet released for spending in FY20. MAHC is working to get those funds released, as they will be needed over the next year to keep up with continued demand for the RHW Program.

**PROJECT SPOTLIGHT**

**New Shiloh Village Apartments, Baltimore, MD**

New Shiloh Village Apartments offers modern and affordable rental homes for individuals, families, people with disabilities and formerly homeless people. There are 73 spacious apartments including one, two and three bedroom units. The building is the second phase of a master planned community on the campus of the New Shiloh Baptist Church, joining New Shiloh Village Senior Apartments. The facility is LEED (Leader in Energy and Environmental Design) certified, featuring a living roof that is covered with vegetation to reduce storm water run-off. Other amenities include Energy Star appliances, Wi-Fi, community spaces, on-site parking and more.

Bon Secours New Shiloh Village Apartments was developed by Bon Secours Baltimore Health System, Enterprise Homes, and New Shiloh Community Development Corporation. The architect was Hord Coplan Macht, the contractor was Whiting-Turner, and the energy consultant was Pando Alliance. The building is managed by Edgewood Management, and Bon Secours provides on-site resident services.
June Happy Hour - Kathy Ebner from Homes for America gave a presentation on their lease purchase program at Homes at the Glen. Thanks to all who attended the event at Homes at the Glen and Studio 343.