

JULY/AUGUST 2017 NEWSLETTER



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



National Day of Action

Join fellow advocates, elected officials and concerned citizens in Maryland at the Our Homes, Our Voices rally and press conference on July 29, 2017 from 11:30 am - 1 pm at McKeldin Square in Baltimore. The event is part of a national effort to bring attention to the affordable housing crisis in local communities. Advocates are gathering to highlight the need for greater federal investment in affordable homes and community development. Maryland could lose \$173 million in President Trump's budget

UPCOMING EVENTS

SAVE THE DATE!

MAHC Annual Meeting

November 6, 2017, 8-11AM

Renaissance Baltimore Hotel

proposal, which would eliminate programs for people with disabilities, low-income families and seniors.

More information available [here](#).

Register Now for the Maryland Housing Conference

The Maryland Department of Housing and Community Development and the Maryland Building Industry Association, along with MAHC and CDN, invite individuals in the housing industry to join us for the Maryland Housing Conference on September 20, 2017 at Martin's West in Baltimore. The conference brings together housing advocates, community development leaders, housing authorities, home builders, developers and legislators to discuss solutions and opportunities for housing development in Maryland. Sign up to attend the largest and most comprehensive housing forum in the state!

[Register](#) by August 1, 2017 to receive the early-bird registration rate.



The Real Cost of Housing

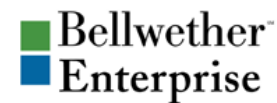
A cheap home isn't affordable if it comes with high transportation costs, explains City Lab's Joe Cortright. In his article, *It's Time to Change How We Measure Affordable Housing*, Cortright discusses how cheap rents often mean increased transportation costs. There is a difference between affordable housing and affordable living. Rather than considering both housing and transportation costs to achieve affordable living, affordable housing is often considered in isolation.

Read the full article [here](#).

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MEMBER NEWS

Join CohnReznick for the 2017 Annual Affordable Housing Conference

Registration is now open for the 2017 Annual Affordable Housing Conference on September 6-8, 2017 in Las Vegas. Primary areas of discussion include the intersection of housing and healthcare – specifically the benefits of partnering with hospitals and healthcare providers. The conference will also highlight the successes of supportive services, the LIHTC program and the future of housing in America.

Registration and event details available [here](#).

Congratulations to our members!

On June 7, 2017, Senator Ben Cardin and Senator Chris Van Hollen presented **Homes for America** with the 23rd Annual Charles L. Edson Tax Credit Excellence Award for **James Leonard Apartments** located in Salisbury, Maryland in the Rural Housing category as an Honorable Mention. This award celebrates developments at the forefront of creating stronger, healthier communities nationwide. Congratulations to Homes for America for receiving this prestigious award!

INDUSTRY NEWS

Call for Proposals: Enterprise Resilience Design Grants Program

Applications are now open for Enterprise's Design and Resilience grant program. The grant allows organizations to assess property vulnerabilities due to extreme weather and to identify and implement meaningful actions in response. This program provides \$10,000, technical assistance and a peer network. This pilot will inform future efforts by Enterprise to develop tools and resources that will assist developers in creating resilient portfolios and will support resilient design and development for the



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Landex Corporation
Osprey Property Company
PNC Bank
Shelter Development
Southway Builders
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BRONZE

Baltimore Housing
Boston Capital
CHAI, Inc.
Conifer LeChase Construction
Delaware Valley Dev. Corp.
Foundation Development
Green Street Housing
Grimm & Parker
Habitat America
Housing Trust of America
Hudson Housing Capital
Humphrey Management
Ingerman Management
Marks Thomas Architects
National Foundatoin for
Affordable Housing Solutions
Nixon Peabody
Novogradac & Company
Pax-Edwards
PIRHL
R4 Capital
Raymond James

affordable housing community around the nation. Proposals are due July 21, 2017.

Proposal guidelines and requirements available [here](#).

Register today: Healthy Affordable Materials Workshop coming soon

Join the Healthy Building Network in Washington, D.C., on July 26, 2017 for its Healthy Affordable Materials Workshop Level 2. The two-hour workshop discusses the best practices in healthy material selection and how new construction, rehabilitation and building operations can benefit affordable housing. This free workshop is designed for developers, operators, architects, contractors, innovators and industry leaders in the affordable housing sector. The presentation starts at 9 a.m.

Registration and agenda available [here](#).

Calling for Applications: FY 2017 Capital Magnet Fund

On June 29, 2017, the Community Development Financial Institutions (CDFI) Fund opened the FY 2017 funding round for the Capital Magnet Fund. The CDFI Magnet Fund will make \$119.5 million available to finance affordable housing, economic development and community services.

The FY 2017 application consists of two parts:

- Submit the SF-424 form through www.grants.gov before July 29, 2017; and
- Submit the rest of the application through the Awards Management Information System by Aug. 31, 2017.

More information available [here](#).

NAR-SAAH 2017 National Resident Services and Resident Leaders' Conference

Join the National Alliance of Resident Services in Affordable and Assisted Housing (NAR-SAAH) in Baltimore from September 20-23, 2017 for the 2017 National Resident Services and Resident Leaders' Conference. The three-day conference includes guest speakers, certificate training, workshops for resident leaders and resident service staff and various exhibits.

Registration and agenda available [here](#).

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WELCOME NEW
MAHC MEMBERS:

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S.L. Nusbaum Realty Co.
David Willmarth

Community Preservation Corporation Releases Underwriting Energy Efficiency: A Lender Handbook

The Community Preservation Corporation released a new lender handbook, Underwriting Energy Efficiency. This easy-to-read handbook helps decision makers understand the benefits of sustainability and how to positively impact multifamily housing stock. It also provides instruction on understanding, building and integrating energy and water efficiency measures into the financing of first mortgages in multifamily housing.

The handbook is available [here](#).

WHAT'S GOING ON AT MARYLAND DHCD

Under [DHCD's multifamily energy efficiency improvement programs](#), the department provides low cost loans and grants for the purchase and installation of energy efficiency improvements in affordable multifamily rental housing developments. These improvements are intended to reduce a building's energy use and lower utility bills for occupants and owners. The program highlights Maryland's efforts to promote energy efficiency and create and preserve affordable rental housing opportunities.

DHCD has posted the [2017 State of Maryland Loan Program Income and Rent Limits](#). These income and rent limits are prepared by the Economic and Research Office.

On July 3, 2017, HUD approved the department's [2016 National Housing Trust Allocation Plan \(HTF\)](#) – a new affordable housing production program that will complement existing federal, state and local efforts to increase and preserve the supply of decent, safe and quality affordable housing.

On June 23, 2017, DHCD began [revising the Qualified Allocation Plan \(QAP\) and Multifamily Rental Financing Program Guide](#). To continue the revision process, DHCD invites all interested parties to submit comments to dhcd.gap@maryland.gov.

DHCD is now accepting applications for the [2017 Maryland Affordable Housing Trust](#) (MAHT). Applications are due by August 31, 2017, and the maximum award amount is \$75,000. Funds can be used for capital, operating, and supportive services that serve households earning 50% of the area median income or below.

PROJECT SPOTLIGHT

Hollins House, Baltimore, Maryland

After a successful 12-month revitalization, Community Preservation and Development Corporation (CPDC) and the Housing Authority of Baltimore City (HABC) opened Hollins House - a community of affordable apartments for seniors and persons with disabilities. This 130-unit apartment community, located in the Hollins Market neighborhood of Baltimore, offers kitchen and bathroom upgrades, new energy efficient appliances and fixtures, renovated community room with kitchen facilities, a library with computer access and community laundry services.

The revitalization was made possible by Hollins House, LLC, HABC and Community Housing, Inc. The development team included Grimm and Parker Architects and Harkin Builders, Inc.

More information is available [here](#).





MAHC CAMERA

June 23, 2017 - MAHC members participated in a roundtable discussion on the importance of federal housing funds with Senator Ben Cardin in Baltimore.



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