



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



Photo by Jeffrey Sauter

2017 Session Wrap Up

GREAT NEWS...Rental Housing Works was increased by the Legislature and funded at our requested amount of \$20 Million in the final FY18 Budget! Thanks to our Legislative Committee and all who took the time to attend Housing Day, and meet or contact your legislators to tell them how important this program is. The program has been so successful that DHCD has broken records for their bond issuance with \$270 Million issued in 2015 and \$217 Million issued in 2016, thanks to RHW.

In regards to other legislation, MAHC successfully opposed several bills this session that could negatively impact our members. We actively opposed the Light Frame Combustible Construction Bill, testifying at both the House and Senate hearings on the bill. We also opposed a Property Management Registration bill and a Residential Lease bill that would limit your ability to claim other payments required under a lease as rent, such as utilities, parking, pet fees, etc. MAHC supported a bill to move the Department of Human Resources (DHR) housing programs to DHCD, which will increase housing providers and service providers ability to collaborate and leverage resources to better serve the targeted populations. DHCD will be releasing more information about this in the coming months. We also gave our support to several bills that have not been successful this year, including increased funding for the Maryland Affordable Housing Trust and the HOME Act. The HOME Act did have a major victory this session, passing the House for the first time, and is still awaiting action by the Senate with a week left in Session.

DHCD Announces Record Number of LIHTC Awards

The Maryland Department of Housing and Community Development has recently selected 20 projects to receive awards for the federal Low Income Housing Tax Credits and state Rental Housing Funds for affordable multifamily rental housing projects across Maryland.

These projects will receive awards, supporting the new construction and rehabilitation of approximately 1,500 rental units, including 224 units to be set aside for individuals with disabilities. The awards include projects in every region of the state, enhancing Maryland's total affordable housing stock and continuing the high level of production across the state. Eighteen projects were located in Communities of Opportunity (COOs) and two projects were located in Qualified Census Tracts (QCTs)

Congratulations to MAHC Members who received awards!

The notice from DHCD with a full list of awardees is available [here](#).

Only A Few Seats Remain For MAHC Breakfast with DHCD Secretary Ken Holt

Join us for our annual breakfast with DHCD Secretary Ken Holt and his staff on April 27, 2017 from 8:30 - 11:00a.m. at the BWI Airport Marriott. The event begins with networking over breakfast, followed by a short program to learn what's new at DHCD and MAHC. DHCD will also present their annual awards.

Pre-registration is [required](#) and space is limited.

Join Us for the April Brown Bag Lunch!

Join us for the April Brown Bag Lunch on April 25, 2017 from 12:00 - 1:30 pm to learn more about the Project-Based Assistance component of the Baltimore Housing Mobility Program administered by Baltimore Regional

UPCOMING EVENTS

April Brown Bag Lunch

25 April 2017 12 PM
Baltimore Regional Housing Partnership, 20 S. Charles Street.
Suite 800, Baltimore, MD 21201
[Register today!](#)

Breakfast with the Secretary

27 April 2017 8:30 AM
BWI Airport Marriott, 1743 West Nursery Road, Linthicum, MD 21090
[Register today!](#)

SAVE THE DATE!

MAHC Annual Meeting

6 November 2017 8 AM
Renaissance Baltimore Hotel
202 East Pratt Street, Baltimore, MD 21202

THANK YOU TO OUR 2017 SPONSORS

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GOLD



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AGM Financial Services
Ballard Spahr
Bozzuto Construction

Housing Partnership, Inc. (BRHP). Speakers will focus on BRHP's project-based voucher program, including the availability of vouchers and funds to support development and/or rehabilitation of affordable housing in opportunity areas located within the Baltimore metropolitan area.

Speakers include:

- Peter Engel, BHRP Board Member
- Alison Bell, BHRP Executive Director
- Miriam S. Fuchs, BHRP Development Director
- Sheila Proano, BHRP HCV Manager

Visit our [website](#) for more details and registration.

MEMBER NEWS

Prince George's County Executive Announces \$5.1 million Investment in Housing Trust Fund

Prince George's County Executive Rushern L. Baker, III announced on March 15th that he will invest \$5.1 million in the County's Housing Trust Fund (HTF). HTF will support two new programs, the Workforce Housing Gap Financing Program and the Pathway to Purchase Program. Baker's proposed investment will extend Prince George's County's residential market's recovery and expand the stock of workforce housing.

Read the full announcement [here](#).

The Housing Authority of Prince George's County seeks proposals for Project Based Vouchers

The Housing Authority of Prince George's County (HAPGC) just issued an RFP for Project Based Vouchers. HAPGC will award 100 vouchers for project based assistance. Initial contracts will be for up to 15 years. Proposals are due by April 18, 2017 at 2 p.m.

Read the full RFP [here](#).

INDUSTRY NEWS

Free New Markets Tax Credit Workshop

Community Development is pleased to offer a New Markets Tax Credit Workshop on April 5th at the Federal Reserve Bank of Richmond, Charlotte Branch. This free program is offered in-person and via webinar link, and will provide an overview of the New Markets Tax Credit (NMTCC) Program with examples of the MINTC financed projects both in and outside North Carolina.

The workshop is free for all attendees but [registration](#) is required.

Registration Open for Property Manager and Case Manager Annual Meeting

Join the Maryland Department of Disabilities on April 20th for its second annual HUD 811 Project Rental Assistance Property Manager and Case Manager Meeting. Discussions will focus on the important role of both property managers and case managers and best practices for successful communication with property managers, case managers and tenants.

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

Join Mid-Atlantic AHMA for its Maryland Annual Conference

The deadline to register for Mid-Atlantic AHMA's Maryland Annual Conference is quickly approaching! This event offers one and a half days of quality instruction featuring two concurrent tracks both days: one for LIHTC professionals and the other for Section 8 professionals. Registration deadline is April 17th.

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

FEDERAL POLICY UPDATE

President Trump's FY 2018 Budget Proposes \$6.2 billion Cut to HUD Budget

The Trump Administration released a budget blueprint for FY 2018 suggesting that deep cuts to the HUD budget should be made in the amount of \$6.2 billion. The cuts include elimination of CDBG and HOME, calling them "low priority" programs, and cuts to public housing authorities operating and capital funds. These programs are crucial in creating and preserving affordable housing in Maryland and to continuing to support some of our most vulnerable populations. We are encouraging our members to reach out to their Federal elected officials to make sure they understand how important HUD's programs are to our industry and to meeting the housing needs of Marylanders. We will continue to keep our members posted on Federal budget issues as Congress begins the budget process.

To view a full list of letters your organization may wish to sign on to in support of the HUD budget go [HERE](#).

Proposals Before Congress to Strengthen and

CBP Constructors
CPDC
Conifer Realty
Maryland DHCD
Gallagher, Evelius & Jones
Howard County Housing
Klein Hornig
Landex Corporation
Osprey Property Company
Pennrose Properties
PNC Bank
Shelter Development
Southway Builders
SunTrust Bank

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 Foundation for
Affordable Housing Solutions
Nixon Peabody
Novogradac & Company
Pax-Edwards
PIRHL
R4 Capital
Raymond James
Real Property Research Group
Red Stone Equity Partners
RPH Architecture
Victory Housing
Wells Fargo
Woorl America Bank

NONPROFITS

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

WELCOME NEW MAHC MEMBERS:

Efficient Homes, LLC
Empire Homes
Laurie Lessans
Mike Font
Nixon Peabody

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There are also two proposals before Congress to strengthen and improve the Low Income Housing Tax Credit. The Affordable Housing Credit Improvement Act of 2017 (HR 1661) is very similar to the Cantwell-Hatch Act (S 548) does include the permanent 4 percent credit fix but does not increase the annual allocation. Tax reform is next on the agenda so please contact your Representatives and urge them to support both bills AND to reject any cuts to the HUD Budget that would be detrimental to the affordable housing industry.

Find your local elected officials [here](#).

To view a full list of sign on letters in support of federal budget issues go [here](#).

WHAT'S GOING ON AT MARYLAND DHCD?

DHCD has issued a **NOFA for Project Based Rental Assistance** open to existing non-age restricted properties in their portfolio that want to provide additional units for persons with disabilities. Visit the [Maryland DHCD website](#) for more information.

DHCD will sponsor an in-depth workshop on **Continuing to Make the Most of RAD** on April 11, 2017. Learn more about the continuing implementation of HUD's Rental Assistance Demonstration in Maryland and meet with representatives from the HUD Office of Recapitalization, CDA staff, housing authorities and other practitioners. [Reserve your place](#) at the workshop today.

PROJECT SPOTLIGHT

The Reserve at Somerset Commons in Princess Anne, Maryland

The Reserve at Somerset Commons is a newly constructed 75-unit garden apartment community in Princess Anne, Maryland. Beautifully transformed from a former industrial site, the community offers a wide range of amenities including walking paths, a multi-sport court, a tot lot for young children and a community center. The Reserve at Somerset Commons received the Bronze Level Certification following the National Green Building Standards for using green design and construction techniques.

For more information, visit their [website](#).



Photo credit: Jeffrey Sauers



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MAHC CAMERA

First MAHC Networking Happy Hour in Annapolis



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