

OCTOBER 2017 NEWSLETTER



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



U.S. Senator Maria Cantwell to Provide Keynote Address at MAHC Annual Meeting

Join us on November 6, 2017 at the Baltimore Renaissance Harborplace Hotel for the annual membership meeting. Our Keynote Speaker this year is U.S. Senator Maria Cantwell, co-sponsor of the Tax Credit Improvement Act. The meeting also features a national legislative roundtable with John Bohm, NAHRO; David Gasson, HAG; and Diane Yentel, NLIHC, an update from DHCD Secretary Ken Holt, and the 2017

UPCOMING EVENTS

MAHC Annual Meeting

6 November 2017, 8-11 AM
Renaissance Baltimore Hotel
202 East Pratt Street,
Baltimore, MD 21202

[Register today!](#)

Housing Awards. This is our biggest event of the year with the opportunity to network with over 300 of your colleagues from the affordable housing industry in Maryland, you don't want to miss it!

MAHC Members can register for \$125 and non-members can register for \$150 on our website [HERE](#). Exhibit Booths are also available for purchase.

DHCD Issues Draft QAP

The Maryland Department of Housing and Community Development (DHCD) has released the draft revision of the Qualified Allocation Plan (QAP) and Multifamily Rental Financing Guide (the Guide) for public comment. With the proposed revisions to the QAP and the Guide, DHCD is trying to address its recent settlement with HUD over two Fair Housing complaints. As part of the settlement, DHCD must use Low Income Housing Tax Credits (LIHTC) to fund 1,500 units of rental housing for families in communities of opportunity in the Baltimore region, 1,050 of which must be newly constructed. More information on the changes and the draft revisions can be found on [DHCD's website](#). Comments should be submitted to dhcd.qap@maryland.gov by November 10, 2017.

GOP Tax Reform Framework Retains LIHTC

On September 27, 2017, the White House and top GOP leaders released their tax form outline. The framework includes the Low Income Housing Tax Credit as one of only two credits maintained in the tax code. This inclusion of the LIHTC is a testament to all the work the industry has put into getting members of Congress out to see LIHTC properties and making them advocates for the program.

Tax form outline is available [here](#).

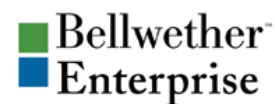
SAVE THE DATE!

MAHC Holiday Mixer

5 December 2017, 5:30 PM
Anthem House, 900 E Fort Avenue, Baltimore, 21230

THANK YOU TO OUR 2017 SPONSORS

PLATINUM



GOLD



Maryland Reaches Fair Housing Settlement Agreement

The U.S. Department of Housing and Urban Development (HUD) announced on October 3, 2017, an agreement to resolve a discrimination complaint brought by fair-housing advocates against Maryland's Department of Housing and Community Development (DHCD). The complaint, filed in 2011 by the Baltimore Regional Housing Campaign (BRHC), challenged the fairness of the state's Low-Income Housing Tax Credit Program. As a result of the settlement, DHCD agreed to finance the development of 1,500 affordable housing units in high-opportunity neighborhoods throughout the Baltimore region and rewrite policies to streamline affordable housing efforts. This will be done through substantial scoring changes in the QAP, which was released this week.

The Baltimore Sun covered the story, available [here](#).

MEMBER NEWS

Ballard Spahr's 6th Annual Green Infrastructure Conference

Ballard Spahr is holding a Green Infrastructure Conference on November 14, 2017. Panelists will address popular topics related to the green infrastructure landscape, including green infrastructure in urban planning, reducing green infrastructure costs and emerging legal obligations to build resilience in the face of climate disruptions. The program will be held in Philadelphia and simulcast in in their D.C., and Baltimore offices. More information and registration available [here](#).

Calling for Applications: Community Partnership Grant Program

Applications for the Community Partnership Grant program will open for Fiscal Year 2018 starting October 26, 2017. The Community Partnership Grant awards competitive grants to nonprofit organizations serving the human needs of County residents, targeting community, seniors and housing needs. Applications are due November 30, 2017.

Applications available [here](#).



SILVER

AGM Financial Services
Ballard Spahr
Bozzuto Construction
CBP Constructors
CPDC
Conifer Realty
Maryland DHCD
Gallagher, Evelius & Jones
Howard County Housing
Klein Hornig
Landex Corporation
Osprey Property Company
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

Now Available: CohnReznick's latest performance report on LIHTC properties

In CohnReznick's latest report on the current state of tax credit properties, CohnReznick found that LIHTC properties are operating better than any period in the program's history. The study also details the rising number of low-income renters who need affordable housing.

The report is available [here](#).

INDUSTRY NEWS

Pam Patenaude Confirmed as HUD Deputy Secretary

The U.S. Senate confirmed President Trump's nomination of Pam Patenaude to serve as Deputy Secretary of the U.S. Department of Housing and Urban Development (HUD). As Deputy Secretary, Patenaude will lead the Department's Disaster Management Group, playing a primary role in coordinating long-term recovery efforts of 16 program and support offices within HUD.

More information [here](#).

WHAT'S GOING ON AT MARYLAND DHCD

Governor Larry Hogan announced on October 4, 2017, that Maryland, in partnership with Baltimore City, has surpassed the milestone of 1,000 blighted properties removed in the city through the administration's Project C.O.R.E. initiative. Project C.O.R.E. is a multi-year, city-state initiative to remove vacant and derelict buildings in Baltimore and replace them with green space or create the foundation for redevelopment. Since the launch of the initiative, DHCD has [awarded more than \\$33 million for 65 projects](#).

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

Marks Thomas Architects
National Foundatoin 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
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:

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Continental Title Group
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Stewart Title
Stephen Brock, Brock Ventures
Katherine Carter, National
Community Stabilization Trust
Scott Knudson, Knu
Design
Laurie Lessans, Order Green
Supply
Peggy White, KCI Technologies
Dave Willmarth, Herman & Kittle

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.

DHCD has developed new and updated guides – effective immediately – covering the topics of Cost Certifications, Eligible Project Development Costs, and Draw Procedures for projects financed with resources through Multifamily Rental Financing Programs. Access the forms [here](#).

PROJECT SPOTLIGHT

Riverwoods at Denton, Denton, MD

[Riverwoods at Denton](#) (formerly County Village Apartments) was recently completed by Osprey Property Company. The project provides 84 units of workforce rental housing - 48 existing apartments were renovated, along with the new construction of 36 additional apartments, eight of which are handicap-accessible units. The project provides modern and affordable housing in the historic town of Denton. Renovations included kitchen and bathroom upgrades and energy efficient appliances.

The development team included Osprey Property Company and Delmarva Community Services as the developers/owners, Architecture by Design, Harkins Builders, and will be managed by Habitat America.



MAHC CAMERA

September Brown Bag Lunch - September 13, 2017



MAHC Happy Hour - September 19, 2017



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