

SEPTEMBER 2017 NEWSLETTER



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



2017 MAHC Annual Meeting Registration is Now Open!

Join us on November 6, 2017 at the Baltimore Renaissance Harborplace Hotel for the annual membership meeting. 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! We will hear from DHCD Secretary Ken Holt, discuss the potential federal budget and policy changes

UPCOMING EVENTS

September Happy Hour

19 September 2017, 5:30 PM
Denizens Brewing Co., 1115
East West Hwy, Silver Spring,
20910

[Register today!](#)

that would impact our industry here in Maryland, and present the 2017 Housing Awards.

MAHC Members can register for \$100 through September 30, 2017 and Non-members can register for \$150. Exhibit Booths are also available for purchase.

[REGISTER HERE](#)

Award Nominations are open for the MAHC Annual Meeting

The Housing Person of the Year Award recognizes an individual who has made significant contributions to affordable rental housing in Maryland and worked to help advance the interest of the affordable rental housing community in Maryland through advocacy, participation in policy or program improvements, or other volunteer efforts that have benefited housing for low and moderate income persons. The person could have made contributions to affordable rental housing as a developer/owner, property manager, resident services provider, architect, contractor, lender, investor, governmental official or any other specialty involved in producing, improving or operating affordable rental housing.

The Innovation Award celebrates innovation within the affordable rental housing community in Maryland, by recognizing a particularly cutting-edge or transformative housing project, program or activity by a MAHC member. Winners could include a development project, architectural design, a new property management approach, a way of delivering resident services, a new financing tool, or any other activity related to the creation, improvement, financing and operations of affordable housing.

We look forward to recognizing our members for their achievements at the 2017 Annual Meeting.

Award applications are available [here](#).

2017 Maryland Housing Conference on September 20

Mediation and De-Escalation Training for Property Managers

11 October 2017, 9 AM
ACDS, 2666 Riva Road, Suite 210, Annapolis 21401

[Register today!](#)

MAHC Annual Meeting

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

[Register today!](#)

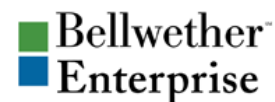
SAVE THE DATE!

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



The Maryland Department of Housing and Community Development and the Maryland Building Industry Association invite individuals in the housing industry to the 2017 Maryland Housing Conference on September 20 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 homeownership in Maryland. Sign up to attend the largest and most comprehensive housing forum in the state!

There's still time to [register](#).



September Brown Bag Lunch: Rental Assistance Demonstration

The September Brown Bag Lunch featured a panel of developers who have recently completed Phase One of HUD's Rental Assistance Demonstration (RAD) projects in Baltimore. Representatives from Enterprise, Landex, Pennrose, PIRHL and Telesis talked about their successful renovation projects and lessons learned during the process. They discussed the challenges with in-place renovations, the complex process of working with a "room full" of attorneys on a variety of legal documents, and the lengthy delays in receiving their subsidy payments from HUD post-construction.

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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

MAHC Member Happy Hour is Back!

Meet your fellow MAHC members for cocktails and conversation at Denizens Brewing Co. in Silver Spring on September 19, 2017, from 5:30 – 7:30 p.m. There will be a cash bar, and appetizers will be provided.

Register and more information [here](#).

MEMBER NEWS

Major Acquisition Keeps Homes Affordable

Enterprise Homes has acquired 4,153 affordable housing properties in the mid-Atlantic from The Shelter Group. The acquired properties – financed through the Low-Income Housing Tax Credit – will remain affordable to low-income residents in Maryland, Pennsylvania and Virginia, significantly reducing housing insecurity in these states.

4th Annual Community Development Week Kicks Off This Month

Join the Community Development Network of Maryland (CDN) for its 4th annual Community Development Week from September 20-29, 2017. Events taking place in a variety of communities across the state will highlight the importance of creative initiatives and unique tools to develop affordable housing, eliminate blight, redevelop vacant properties, revitalize neighborhoods and educate potential homebuyers.

Additional information available on [CDN's website](#).

Pennrose Properties and Hunt Companies Form Strategic Alliance

On August 15, Hunt Companies Inc. successfully closed an agreement with Pennrose Properties, LLC to acquire a minority interest in the Pennsylvania-based firm. Hunt will secure a long-term interest in Pennrose's future development activities while Pennrose assumes responsibility and oversight for a substantial portfolio of projects in Hunt's pipeline. Collectively, the firms are

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
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
Episcopal Housing
Interfaith Housing Alliance
MAHRA
Milford Housing Development
Corp.
Mission First Housing
Volunteers of America

WELCOME NEW MAHC MEMBERS:

StewartTitle
Continental Title Group

responsible for more than 300 projects touching 40,000 units of housing across the country.

More information available [here](#).

INDUSTRY NEWS

NAR2017 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 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](#).

Quadel Consulting & Training Webinar

The National Leased Housing Association - along with Liz Bramlet Consulting, LLC, and Quadel Consulting & Training - will offer a free webinar on Wednesday, September 27 from 2 to 3:30 p.m. This webinar will focus on the most recent updates on HUD's Rental Assistance Demonstration (RAD) program.

Additional information and registration is available [here](#).

Affordable Housing Finance, Development and Policy Exchange in October

From October 12-13 at the Embassy Row Hotel in Washington, D.C., NH&RA and NCHMA will host the Affordable Housing Finance, Development, and Policy Exchange – a conference that brings together a national audience of developers, tax credit investors, lenders, market analysts and policy makers. This year, sessions will highlight key developments at the Federal Housing Administration and on Capitol Hill and new housing initiatives in the mid-Atlantic region.

Use promocode 17NCHMA15AM to get 15% off your [registration](#) rate.

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.

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

The Brentwood, Baltimore, MD

Telesis Baltimore Corporation, along with the Housing Authority of Baltimore City, recently completed a \$33 million renovation of the Brentwood apartments in the Barclay neighborhood of Baltimore. The 150-unit building provides safe, modern and affordable homes for elderly and disabled adults. Renovated under HUD's Rental Assistance Demonstration (RAD) program, all apartments now offer kitchen and bathroom upgrades and energy efficient appliances.

The Brentwood is fully leased and managed by Neighborhood Partners LLC. The architect was Marks, Thomas Architects, and the general contractor was Harkins Builders, Inc.



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