

FEBRUARY 2023 NEWSLETTER



2023 Housing Day & Update from Annapolis

The 90 day Legislative Session in Annapolis is in full swing, and MAHC is gearing up for Housing Days that start tomorrow! This year we will have a two-part Housing Day with a virtual program on February 15, 2023 from 9:00 - 10:30 a.m. followed by in-person legislative visits with key Legislators in the House and Senate on the morning of February 16, 2023. We need everyone to join us in Annapolis for these important meetings as we are asking for a bold investment in affordable housing and requesting \$250 million in the Capital Budget for Rental Housing Programs. The Governor's proposed budget only included \$78 million, so we have a long way to go to get to our goal.

Housing Day registration is open to anyone and you can register [HERE](#) to join us on Wednesday or Thursday. You can view the Legislative meeting schedule and all of the meeting materials [HERE](#).

Last week was the last opportunity for Legislators to introduce their bills to be considered this session, and the Senate introduced nearly 1,200 bills while the House introduced 1,500 bills. We are still reviewing them all but bills of note are: HB60/SB315 would create a new loan program for PHA's that are developing mixed income housing; HB 211 would close three tax loopholes to pay for a mandated new \$20M appropriation to the Rental Housing Fund; HB 460 would require DHCD to complete Racial Equity Impact Assessments annually to evaluate the impacts of their programs; HB826/SB848 would create a new Statewide Housing Voucher Program; SB 819 would create a Statewide Right of First Refusal program for all rental properties with 5+ units; and HB1097/SB 453 would establish timely payment requirements for construction contracts.

DEI Corner

Member Spotlight: Dominion Real Estate, LLC

Dominion Real Estate, LLC (DRE) is a minority- and woman owned and operated community development real estate development firm based in Baltimore, Maryland. Its mission is to

UPCOMING EVENTS

2023 Housing Day

February 15, 2023 - Virtual Program
9:00-10:30am

February 16, 2023 - In Person Legislative Visits in Annapolis Begins at 8:30am

[REGISTER HERE](#)

Development Committee

Monthly meetings 1st Fridays
Next meeting 3/3

Property Management Committee

Quarterly meetings
2nd Wednesdays
Next meeting 3/8

Construction & Design Committee

Quarterly meetings
Next meeting in April

Legislative Committee

Weekly Monday meetings at 1pm
Next meeting 2/26

Resident Services Committee

Quarterly meetings 3rd Thursdays
Next meeting 3/16

DEI Committee

Monthly meetings 1st Mondays
Next meeting 3/6

Contact [Miranda](#) to sign up for any Committee call.

improve the lives of the people and communities it serves. DRE seeks to build a vertically integrated firm that includes real estate development, construction, consulting and property management.

DRE's goal is to deliver high-quality housing, community services, and needed community amenities in visually appealing sustainable development projects that encourage healthy living in smart, safe, livable, and energy-efficient properties that foster a strong sense of community.

The company is led by Nicole Earle, a 27-year affordable housing development and finance veteran with experience in affordable housing, mixed-use development, construction, project management, finance, and operations. Over 20 years in the public and private sectors, as well as finance, makes Ms. Earle a valuable strategic partner. Ms. Earle's commitment to community development and passion for its impact on the environment, community, and people are evident in the program of her mixed-use project in Park Heights. DRE currently has one project wrapping up construction and two in predevelopment including a mixed-use project that is open for strategic partnership. DRE is SBR certified, pursuing MDOT M/WBE and DBE certifications, and is a certified MHIC contractor.

MEMBER NEWS

Congratulations to **Tiber Hudson, LLC** for being named by Refinitiv as the number 1 underwriter's and bond purchaser's counsel in the nation for the fifth year in a row! Tiber Hudson has topped this list every year since its first full year of operation in 2018.

BofA Investing up to \$150M in Middle-Income Housing Preservation Fund to Help Preserve 3,000+ Affordable Homes

Bank of America Community Development Banking announced it is investing up to \$150 million in equity to preserve more than 3,000 affordable homes nationwide for middle-income households in partnership with Enterprise Community Partners (Enterprise).

Bank of America and Enterprise will help working Americans across the country earning between 80 and 120 percent of area median income remain in housing they can afford. According to the Pew Research Center, about half of Americans (49 percent) said this was a major problem where they live, up ten percentage points from early 2018.

[Read full press release](#)

FUNDING AVAILABLE

Housing Innovation Competition: Applications Open January 31

Enterprise and the Wells Fargo Foundation have teamed up to launch a new \$20 million competition. Eligible applicants will compete for individual grants of \$1 million, \$2 million and \$3 million to scale ideas that lay the groundwork for system-wide change. Winners also will receive two years of technical assistance to turn their ideas into real-world programs.

Applications will open [HERE](#) on **January 31, 2023**. Submissions will be accepted until **March 3, 2023**.

Prince George's County DHCD's 2022 Notice of Funding Availability Application Deadline Has Been Extended Through April 14, 2023

- To view the updated [NOFA schedule amendments](#), see page 3.
- The [PILOT Analysis Workbook](#) now includes instructions and easier navigation amongst worksheets. For the Excel version of this workbook, please reach out to Senior Underwriter [Jocelyn Dowtin](#).
- DHCD's HOME-ARP Allocation Plan was recently approved by the U.S. Department of Housing and Urban Development and is available on [DHCD's website](#).

The Affordable Housing Trust Fund Notice of Fund Availability

The City of Baltimore is making up to \$10.75 million available from the Affordable Housing Trust Fund to support the new construction of affordable rental housing and/or rehabilitation of existing rental projects for affordable housing.

For information and questions regarding the NOFA, join DHCD's [Pre-Proposal Conference](#) February 15 from 5:00-6:30 PM EST.

CDFI Fund Opens \$320.6 Million FY 2023 Capital Magnet Fund Round

The Community Development Financial Institutions (CDFI) Fund opened the fiscal year (FY) 2023 funding round for the Capital Magnet Fund (CMF). The CDFI Fund plans to award up to \$320.6 million to CDFIs and qualified nonprofit housing organizations through the FY 2023 round to finance affordable housing and related economic development and community service facilities. The **application deadline is March 21 at 11:59 p.m. ET** and the CDFI Fund will accept questions about the application until March 17 at 5 p.m. ET.

[Learn more and apply](#)

THANK YOU TO OUR
2023 SPONSORS



GOLD



Anne Arundel Announces Pre-Application for Affordable Rental Housing Program

Anne Arundel County Executive Stuart Pittman and Arundel Community Development Services, Inc. (ACDS) announced the opening of pre-applications for the production of affordable rental housing projects. The program provides funding for the development and redevelopment of affordable rental housing units serving households with an income earning 60 percent and below the area median income. Pre-applications will be accepted on a rolling basis, and successful pre-applicants will be invited to submit a complete application.

[Learn more](#)

Treasury Announces that New Tax Guidance Will Protect LIHTC

The Department of the Treasury announced that all 142 countries and jurisdictions, including the U.S., participating in the Organization for Economic Cooperation and Development and Group of Twenty's effort to establish a new 15 percent global minimum tax have come to a consensus and released guidance on the GMT's implementation worldwide.

Treasury describes the guidance as providing certainty on several key issues, including "protection of the LIHTC, as well as green tax credits, including those that were included in the Inflation Reduction Act."

[Read full press release](#)

Successfully Utilizing FHLBank Atlanta's Affordable Housing Program

February 16, 2023 | 3:00 PM | Webinar

Join NH&RA and the FHLBank Atlanta for a pre-application webinar to learn about their Affordable Housing Program (AHP) General Fund. Funds are awarded annually based on a competitive application process and are a flexible source of financing for affordable rental and home ownership projects.



COHN REZNICK

ACCOUNTING • TAX • ADVISORY



DOMINIUM

GREEN STREET
HOUSING

HARKINS



Klein Hornig LLP



PENNROSE

Bricks & Mortar | Heart & Soul



SOUTHWAY
BUILT WITH INTEGRITY



WODA COOPER COMPANIES

SILVER

AGM Financial Services

Ballard Spahr

Bozzuto Construction

Hooten Construction

Conifer Realty

[Learn more and register](#)

SAHF Carbon Calculator Webinar

February 17 | 1:00 PM | Webinar

The Stewards of Affordable Housing for the Future (SAFH) just launched a portfolio-level calculator for assessing multifamily carbon emissions. Owners can use the calculator to determine their annual greenhouse gas (H+GHG) emissions, and the program allows users to import data from Energy Star Portfolio Manager or provide it from other sources. This will be especially helpful as Maryland prepares to implement new GHG reduction standards for multifamily buildings later this year.

[Learn more and register](#)

February Grant Writing Training in DC

February 23-24, 2023 | 9:00am-4:00pm | Metropolitan Washington Council of Governments

The Metropolitan Washington Council of Governments and Grant Writing USA will present a two-day grant writing workshop in Washington, DC from February 23-24, 2023. Attend this class and learn how to find funding sources and write winning grant proposals.

[Learn more and register](#)

An Occupational Therapist Approach to Home Modifications

March 16 | 3:00-4:00 PM | Webinar

Join the Maryland Partnership for Affordable Housing (MPAH) for a special webinar on reasonable modifications in independent housing. Understand how using an Occupational Therapist can help support case managers and property managers respond effectively to a home modification referral. Learn about small, medium, and large scale home modification solutions and accessibility equipment available. Identify practical steps your program can establish to ensure that home modification referrals are responded to and completed in a manner that supports their needs.

Gallagher, Evelius & Jones

Hamel Builders Inc.

Howard County Housing

Maryland DHCD

PNC Bank

STUDIO 343

Truist Bank

BRONZE

Architecture By Design

BCI Management

Chase

Chesapeake Contracting Group

Delaware Valley Dev. Corp.

First National Bank

Foundation Development

Habitat America

Housing Authority of Baltimore City

Hudson Housing Capital

Humphrey Management

Ingerman Management

Morgan Keller Construction

Moseley Architects

National Foundation for Affordable Housing Solutions

Pando Alliance

Pax-Edwards

Quinn Evans

R4 Capital

Real Property Research Group

Red Stone Equity Partners

Somerset Development

Taft Mills

Victory Housing

Wells Fargo

NONPROFITS

[Learn more and register](#)

WHAT'S GOING ON AT MARYLAND DHCD

Governor Moore Celebrates Revitalization and Reopening of Baltimore's Historic Lexington Market

Governor Wes Moore and Lieutenant Governor Aruna Miller joined state and Baltimore City officials, development partners, and business owners to celebrate the newly revitalized and reopened Lexington Market. The \$45 million redevelopment features the opening of a new 60,000 square foot market building, public plaza, and the return of more than 40 businesses that will feature a mix of relocated institutions, including Faidley's Seafood, Connie's Chicken & Waffles, and new Baltimore favorites including Tio G's Empanadas and Taharka Brothers Ice Cream.

[Read more](#)

AHC of Greater Baltimore

CHAI

Cinnaire

Episcopal Housing

MAHRA

Milford Housing Development Corp.

Mission First Housing

NHP Foundation

The Community Builders

WELCOME NEW
MAHC MEMBERS

Wesley Housing

Terra Barnes

Gina Northern