

JANUARY 2023 NEWSLETTER



2023 Legislative Session &

UPCOMING EVENTS

Housing Day

The 90 day Legislative Session in Annapolis began on January 11, 2023 with over forty new Legislators elected to serve in both the House and Senate. All offices are fully open to the public, but there is no meeting space as the DLS staff are using all conference room space during construction. Bill hearings will be live streamed on YouTube, virtual testimony will continue to be permitted for most bill hearings, and written testimony can be uploaded. These changes will make it easier for members of the public to participate in the proceedings.

In response to the limited space available this year, MAHC is planning a two-part Housing Day with a virtual program on February 15, 2023 from 9:00 - 11:00 a.m. followed by in-person legislative visits with key Legislators in the House and Senate on the morning of February 16, 2023. Please plan to come down to Annapolis to join us for these important meetings to show your support for affordable rental housing!

Housing Day registration is available [HERE](#).

You can still join the MAHC Legislative Committee to help us plan Housing Day and review bills that would impact our industry throughout session.

MAHC Membership Renewal

Members should have received invoices in late December for your 2023 membership renewal. Renewing your membership shows your support for the organization, and members receive a full year of benefits for unlimited staff in your organization, including attendance at all MAHC networking and educational events. It is vital that we continue to work as a Coalition to advocate as a collective voice for affordable rental housing in Maryland and to ensure that state rental housing funds are increased in the upcoming capital budget.

If you aren't a MAHC member yet, it is a great time to join. If you did not receive an invoice, or if you have any questions about membership, please contact [Miranda](#).

Thanks to everyone who has already renewed their membership for 2023, we appreciate your continued support!

2023 Housing Day

February 15, 2023 - Virtual Program
9:00-11:00am

February 16, 2023 - In Person Legislative Visits in Annapolis
8:30am - 12:00pm

[REGISTER HERE](#)

Development Committee

Monthly meetings 1st Fridays
Next meeting 2/3

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 1/23

Resident Services Committee

Quarterly meetings 3rd Thursdays
Next meeting 3/16

DEI Committee

Monthly meetings 1st Mondays
Next meeting 2/6

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

News from the Moore-Miller Administration

Nearly all of Maryland's newly elected State officials have now taken their oath of office with the Grand Inauguration of Governor Wes Moore and Lt. Governor Aruna Miller taking place on January 18, 2023. Governor Moore campaigned on "leaving no Marylander behind" and has expressed his support for creating more affordable housing to meet the estimated shortfall of 85,000 affordable units, so we are confident that we can work together with the new administration to help accomplish this goal and close the gap on the affordable housing needs in Maryland.

In preparation for taking office, the Moore-Miller administration established a Transition Team that is made up of nine policy committees, including a Housing Transition Policy Committee. The Transition Team will help guide major policy decisions of the new administration. We are happy to report that the Housing Policy Committee includes MAHC's Executive Director, Miranda Darden-Willems as Co-Chair, as well as Board President Christine Madigan and Board member Mary Claire Davis. The Transition Team policy committees have been meeting since December and expect to issue their report in mid-February.

[See full committee list](#)

Finally, it was just announced that Salisbury Mayor Jake Day has been appointed as the new Secretary of the Department of Housing and Community Development. Born and raised in Salisbury, Day was first elected to City Council and unanimously elected President. His tenure as Mayor is marked by a resurgent Downtown Salisbury, including nearly \$650 million in new construction, the establishment of two youth community centers, and the creation of a permanent supportive housing program—Housing First—to address chronic homelessness. Before becoming Mayor, Jake's work focused on revitalizing downtowns and small towns, making them more vibrant, livable places. He worked for the Eastern Shore Land Conservancy, most recently as Director of the Center for Towns, utilizing design, planning, and implementation assistance to establish vibrant, sustainable small cities and towns. MAHC is looking forward to working with Secretary Jake Day to further DHCD's mission and continue expanding the supply of high quality affordable housing across the State.

[See more news and appointment press releases](#)

DEI Corner

Member Spotlight: New Harbor Development, LLC/Kerry Font Architecture

New Harbor Development, LLC ("New Harbor") is a capacity building, MDOT certified MBE, real estate development company specializing in creating affordable housing using Low Income Housing Tax Credits. New Harbor's business model is premised on partnerships and utilizes strategic joint ventures to best support a development's success. Since its founding in 2016, New Harbor has secured site control and competitive financing to build a

development pipeline of over 600 units.

Mike Font, President and Founder of New Harbor Development, is a skilled real estate developer with over 10 years of experience in the affordable housing industry. His comprehensive development knowledge enables him to complete complex development projects, making him a valuable member of any development team.

Kerry Font, AIA, is a member of New Harbor Development and also the President and Founder of Kerry Font Architecture, Inc (“KFA”), a woman-owned business. Kerry, a licensed architect since 2015, brings a wealth of complimentary expertise, knowledge, and creative skills to New Harbor’s team since she joined full-time in 2020.

Together, Mike and Kerry’s passion for creating innovative, high quality, service-enriched affordable housing has positively impacted communities and improves residents’ lives.

MEMBER NEWS

Tiber Hudson, a Washington, DC-based law firm, welcomes **Jonathan H. Peyton** as co-leader of the firm’s FHA lending practice, expanding the firm’s capacity to meet the needs of HUD-approved lenders in all types of multi-family and healthcare financings including HUD’s Section 232, 221(d)(4), and 223(f)/(a)(7) programs. Congratulations, Jonathan!

Prince George’s County Awarded \$7 Million to Bedford-Victoria Station Apartments in First Right of First Refusal Loan

Jair Lynch Real Estate partners will acquire and rehab Bedford & Victoria Station Apartments in Langley Park, where 587 total units, of which 440 apartments, or 75% are to remain affordable. The fund ensures low-and-moderate county renters can maintain residency in transit-oriented developments and targeted areas of economic development growth.

[Read full release](#)

FUNDING AVAILABLE

MDH Sponsored Capital Improvement Program Grants

January 24, 2023 | 1:00-3:00pm | Virtual (registration required)

Speakers will present and discuss capital grants to assist in the acquisition, construction, renovation and equipping of community mental health facilities, addiction facilities, developmental disabilities facilities and federally qualified health centers for individuals with developmental disabilities, mental health, and/or substance-related disorders and FQHC facilities.

[Learn more and register](#)

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](#)

INDUSTRY NEWS

AHTCC 2023 Annual Meeting

January 31 - February 1, 2023 | Omni Scottsdale at Montelucia | Scottsdale, Arizona

Registration is open for Affordable Housing Tax Credit Coalition's 2023 Annual Meeting.

[Learn more and register](#)

NLIHC's Housing Policy Forum 2023: Onward to Housing Justice

March 21-23, 2023 | Hilton Washington DC Hotel | Washington, DC

Engage with and learn from tenant and community leaders, policy experts, researchers, affordable housing practitioners, and leaders from Capitol Hill and the Biden-Harris administration about the state of the affordable housing crisis in America and its solutions.

[Learn more and register](#)

The U.S. Department of Energy Building Technologies Office announces Buildings Upgrade Prize (Buildings UP)

Buildings UP offers over \$22 million in prize funds and technical assistance to winning teams and is designed to build capacity for accelerating equitable, widespread energy efficiency and electrification upgrades in existing buildings across the country. Buildings UP invites community-based organizations, local governments, Indian tribes, building owners, utilities, non-profit organizations, energy efficiency program implementers, and other organizations to team up and submit innovative concepts to leverage the billions of dollars available through the Bipartisan Infrastructure Law (BIL), the Inflation Reduction Act (IRA), utility rebate programs, and many other funding sources to equitably transform a wide variety of buildings across diverse geographies.

For more information, [click here](#). To register for the first Buildings UP informational webinar on Thursday, February 2 at 12 PM ET, [click here](#).

Penrose Development's Request for Proposals

Uplands Visionaries, LLC is seeking a Development Partner for 218 improved, residential lots located in a vibrant, walkable, master-planned, mixed-income community featuring moderate density and green spaces, as part of the Uplands redevelopment. The RFP Submissions must be addressed and/or emailed, **on or before March 10, 2023**, at 5:00 pm EST.

[Click here to learn more](#)

Baltimore County Announces Historic Housing Legislative Measures to Expand Housing

The proposed legislative reforms advance key recommendations of the County's Affordable Housing Work Group, including:

- Establishing a permanent, dedicated Baltimore County Housing Opportunities Fund
- Creating Baltimore County's first-ever process to designate properties as "vacant"
- Updating the County's regulations to expand family-member use of accessory apartments (accessory dwelling units or "ADUs")
- Modernizing new town home construction.

[Real full release](#)

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](#)

WHAT'S GOING ON AT MARYLAND DHCD

Hogan Administration Announces more than \$65 Million Awarded to Address Rising Construction Costs

As part of the Affordable Housing Package, more than \$65 million in funding will go toward 27 rental housing projects and assist the construction of 2,149 units. The awards are going to projects in Anne Arundel, Charles, Dorchester,

THANK YOU TO OUR
2023 SPONSORS



Frederick, Howard, Montgomery, Prince George's, Talbot, and Queen Anne's counties, and in the City of Baltimore.

[See the full list of project awards](#)

Hogan Administration Announces \$15 Million for Redevelopment of Former Military Base in Washington County

Fort Ritchie in Washington County was announced as the second recipient of the State of Maryland's Catalytic Revitalization Tax Credit, designed to rehabilitate formerly government-owned properties for economic and community development purposes. Fort Ritchie's redevelopment will receive a state tax credit worth up to \$15 million for the comprehensive redevelopment and reuse at the historic site of the former military base.

[Read full release](#)

PROJECT SPOTLIGHT

Sojourner Place at Oliver, Baltimore City

Health Care for the Homeless (HCH) and Episcopal Housing Corporation (EHC) recently dedicated the opening of their most recent project, Sojourner Place at Oliver, located at 1202 E. Preston Street in Baltimore's Oliver neighborhood. The 70-unit development has 35 dedicated units of Permanent Supportive Housing (PSH) reserved for people currently experiencing homelessness and 35 units that are affordable for families with incomes below 50% of the Area Median Income.

Sojourner Place at Oliver financing includes LIHTC equity provided through Enterprise Community Partners with loans from the Baltimore and Maryland DHCD. The project also received a grant from the Harry and Jeanette Weinberg Foundation. The approximately 80,000 square foot building includes 37 one-bedroom, 18 two-bedroom and 15 three-bedroom units.

Residents of the PSH units are referred to the project by the Baltimore Mayor's Office of Homeless Services. The 35 PSH

GOLD



DOMINIUM



Klein Hornig LLP



PENNROSE
Bricks & Mortar | Heart & Soul



SOUTHWAY
BUILT WITH INTEGRITY



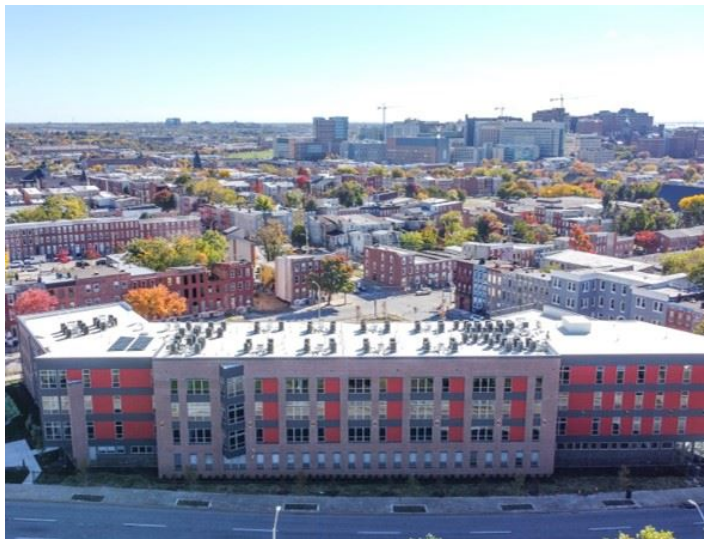
WODA COOPER COMPANIES

SILVER

AGM Financial Services

residents will receive supportive services through HCH to help the families make a successful transition into their new homes.

Moseley Architects provided design services, KCW was the project civil engineer, and Southway Builders was the general contractor.



- Ballard Spahr
- Bozzuto Construction
- Hooten Construction
- Conifer Realty
- 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

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