

MAY 2023 NEWSLETTER



Highlights from the MAHC Breakfast with the Secretary

MAHC held the annual Breakfast with the Secretary event last week, our first in-person event with the new DHCD Secretary Jake Day. Secretary Day addressed the packed room and expressed his strong enthusiasm for the next era at DHCD, and the work his administration hopes to accomplish in the years ahead. He announced that his team is currently developing a Housing Plan to guide their work and will need the full support of housing advocates to ensure the Department receives the resources they need from the Legislature to fulfill their important mission.

Assistant Secretary Greg Hare announced that CDA has decided to move forward with two of the programmatic changes MAHC suggested to allow deals to move forward without additional CDA resources. Developers can now request a waiver to restructure Twin deals to monetize excess basis. They can also underwrite deals using the new 2023 HUD rents to leverage additional capital. He also reported the Department plans to issue a draft QAP in the next few months with a goal of having a 9% Round later this year. You can read the full update on these initiatives in the [MF Notice](#). Waiver requests will be reviewed as received.

Finally, DHCD presented their annual Housing Awards. Congratulations to this year's award winners! They include:

Construction Excellence Award

Silver Creek Senior Living Apartments
KM Development Partners
Morgan Keller Construction
EDG Architects

Excellence in Affordable Housing Preservation Award

Catoctin View Apartments
Housing Authority of the City of Frederick

Outstanding Community Revitalization Award

Wilbourn Estates
Pennrose & the Housing Authority of the City of Annapolis

UPCOMING EVENTS

May Happy Hour

Heavy Seas Taproom
May 17, 2023
5:30 - 7:30pm
[Register here](#)

Ongoing Committee Meetings:

Development Committee

Monthly meetings 1st Fridays
Next meeting 6/2

Property Management Committee

Quarterly meetings 2nd
Wednesdays
Next meeting 6/14

Construction & Design Committee

Quarterly meetings
Next meeting 5/18

Resident Services Committee

Quarterly meetings 3rd Thursdays
Next meeting in September

DEI Committee

Monthly meetings 1st Mondays
Next meeting 6/5

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



Legislative Session Comes to a Close

The 2023 Legislative Session ended on April 10th with many of us left feeling disappointed in the final budget outcome. After successfully advocating for record funding for DHCD last year, which provided much needed relief funds for projects that had unanticipated gaps, this year's budget felt very insignificant. However, we did successfully advocate for an additional \$25M in RHW funds for a total budget of \$55M. This is the second largest funding level that program has seen, but all other CDA programs were funded at FY22 levels. MAHC will begin

discussions on next steps for advocacy and will continue establishing relationships with the new Governor's staff, as well as continue to strengthen our relationships with the Legislature over the next year, while we also work with CDA on more creative proposals to further leverage their limited dollars and ensure that the 90+ projects in their pipeline can move forward.

Bills of note that passed this session include HB371 that increases the threshold for exempting the recordation tax on indemnity mortgages from \$3M to \$12.5M; SB848 that established a Statewide Housing Voucher Program to be administered by DHCD and local PHA's but did not include funding until next year; HB151 that will require landlords to provide written notice to tenants 90 days before a rent increase; and HB723 that changes the requirements and calculations for forest preservation.

Thanks to the Co-Chairs and Members of the Legislative Committee for all of their hard work during session helping us review and research bills.

MAHC Board of Directors Opening

The MAHC Board of Directors will have one opening next year for a Nonprofit Developer representative. The MAHC Board is a very active, working Board that works very closely with the Executive Director to advise on housing policy matters. Candidates should have an office in Maryland, be active members of the MAHC Development Committee with tax credit development experience, and have the time and willingness to serve. Interested candidates are invited to apply by completing the [Interest Form](#) and returning it to Miranda no later than May 19, 2023. The Nominating Committee will hold informational interviews with all candidates before making a recommendation to the Board of Directors.

Please contact Miranda for more information or if you have any questions.

MEMBER NEWS

Congratulations to MAHC Board President **Christine Madigan** who was just named interim president at Enterprise Community Development after more than 20 years with the organization, the property management and development division of national affordable housing nonprofit Enterprise Community Partners, and the fifth largest nonprofit affordable housing developer in America.

As interim president, Madigan will oversee Enterprise's fully-integrated \$1.3 billion portfolio, which serves 23,000 residents across 113 communities in the region.

Congratulations to **Harkins Builders** for recently creating The Harkins Foundation, a 501(c)(3) non-profit organization which will raise funds for community efforts. The Harkins Foundation will grow the philanthropic efforts to support more charitable causes near and dear to the employee-owners.

Member Spotlight: Soto Architecture + Interior Design

Soto is an Architecture and Interior Design firm that is passionate about the design of multifamily developments in urban settings and improving the communities where they work. **Soto** is a Minority-Owned, Small Business Enterprise, registered as an MBE, DBE and CBE in Maryland and the District of Columbia. Their expertise is wide and diverse; ranging from new construction developments, office-to-residential conversions, and renovation of multifamily and mixed-use developments. They work collaboratively, creatively, and diligently on inspiring concepts while routinely working on accelerated schedules.

The firm is led by Fernando Bonilla-Verdesoto, AIA NCARB, who founded Soto in 2014. The Soto team has worked on 11 Low Income Housing Tax Credit deals, and has completed over 3,5000 units of affordable and market-rate units in the DMV region. Some of their recent CDA tax credit deals include: The Lewis (137 units for Seniors in Suitland, MD), Cold Spring Lane (165 units in Baltimore, MD), 22 Light Street (40 units mixed-use, OTRC in Baltimore, MD), and Residences at Springbrook (90 units for Seniors in Clinton, MD). To learn more about Soto, please visit their website at www.sotoplbc.com.

Baltimore City DPW Small Business Development Training Program

Do you want to take your company to the next level? If you are an owner or employee of a small contracting firm and looking to grow your business, the Baltimore City Department of Public Works Small Business Development Training Program may be right for you.

This 11-week training program has been developed to assist local, small and minority or woman-owned business enterprises (MBE/WBEs) become contract-ready to support Baltimore City on more than \$3 billion in utility construction work.

Companies specializing in design and construction related fields including concrete construction, construction program and project management, excavation, landscaping, pipeline installation, post-construction clean-up, scheduling, sediment and erosion control, sewer construction and inspection, site work, traffic control, and underground utilities should register.

[Access more information.](#)

INDUSTRY NEWS & EVENTS

THANK YOU TO OUR
2023 SPONSORS

Maryland Releases Draft Building Energy Performance Standards [BEPS] Regulations

DIAMOND

The Maryland Department of the Environment issued the draft BEPS regulation which will be posted to the MDE BEPS [webpage](#) on Monday, May 15, 2023 with instructions for how to provide written comment and feedback on the regulations by June 5, 2023. All buildings at or greater than 35,000 square feet will be impacted and property owners will be required to report to MDE on - and take measures to reduce - greenhouse gas emissions beginning in 2025 so be sure to read the draft regulations and provide your input.

[Download information regarding the upcoming comment period.](#)

IRA Bootcamp for Multifamily Affordable Housing Providers

NHT is offering an Inflation Reduction Act Bootcamp for affordable multifamily housing providers. The Bootcamp will build the capacity of owners, developers, and asset managers to utilize opportunities available through the IRA to make affordable housing more energy-efficient and climate-resilient. Participation is free for selected applicants and is limited to owners of portfolios of less than 50 properties.

[Register on or before May 12.](#)

[Download program details.](#)

32nd Annual HAND Honors

HAND is shifting their annual meeting to a new format and invites members and other industry professionals to join them for an evening of inspiration and connection at the 32nd Annual HAND Honors to recognize the outstanding accomplishments of the Housing Achievement Awardees and the Children's Essay Contest winner. Don't miss this special occasion at The Kennedy Center (Nations Gallery, 2700 F St NW, Washington, DC) to celebrate the leaders who are advancing our communities!

[Click here for registration information](#)

WHAT'S GOING ON AT MARYLAND DHCD



GOLD



DOMINIUM



GREEN STREET
HOUSING



Klein Hornig LLP



PENNROSE
Bricks & Mortar | Heart & Soul

Draft 2023 Community of Opportunity Designations

The Department released a draft map of the 2023 Community of Opportunity (COO) designations that is open for public comment until May 24, 2023.

The Communities of Opportunity designation on the Maryland Qualified Allocation Plan (QAP) Comprehensive Opportunity Maps are based on a "Composite Opportunity Index" developed by DHCD. The Composite Opportunity Index uses publicly available data based on three major factors: community health, economic opportunity, and educational opportunity. To be designated a Community of Opportunity and mapped as such to the Maryland QAP Comprehensive Opportunity Maps, the community must have a Composite Opportunity Index that is above the statewide average.

The three major indicators that comprise the Composite Opportunity Index are: *Community Health, Economic Opportunity, and Educational Opportunity.*

[A link to the map can be found here.](#)

2022 Emerging Developer Loan Funds Awards

DHCD recently announced the results of the Emerging Developer Loan Fund. Nine (9) developers received awards totaling \$2,927,433. The projects will create or preserve 440 affordable rental units and 58 units for homeownership.

A list of all awardees, funding award amounts, and other information is posted to the Department's website. [Click here to access.](#)

The Emerging Developer Loan Fund was created to support the emergence of new developers of single-family, multifamily, and supportive housing by providing critical early state funding to promising developers lacking in financial capital. Eligible applicants had work experience or education in real estate development, property management, construction, engineering, or real estate law, but have been in business less than five (5) years or have developed less than two (2) projects in the last five (5) years. The proposed rental projects restricted at least 20% of their units to 80% of the Area Median Income (AMI) for thirty (30) years. The



WODA COOPER COMPANIES

SILVER

AGM Financial Services

Ballard Spahr

Bozzuto 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.

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

proposed homeownership projects restricted at least 20% of their units to households earning at or below 140% of the AMI. Projects were incentivized to contribute to community revitalization plans.

DHCD Announces Fiscal Year 2024 Application Round for State Revitalization Programs

DHCD announced the Fiscal Year 2024 application round for seven State Revitalization Programs opened on April 26, 2023. These programs offer funding to support local housing, community and economic development and other revitalization projects. They are part of the department's commitment to helping the state's local governments and nonprofit agencies achieve their community revitalization and economic development goals.

If this is your first time applying to one of the aforementioned State Revitalization Programs, contact a [regional project manager](#) for more information and to determine your eligibility.

Applications are due on Thursday, June 29, 2023, at 3 p.m. The application portal is open.

PROJECT SPOTLIGHT

Village at Blenheim Run - Havre de Grace, MD

Green Street Housing and TM Associates Development partnered to develop the Village at Blenheim Run, a fifty-one (51) unit new construction mixed-income development. The \$21 million construction effort was financed by Low Income Housing Tax Credit Equity syndicated by Hudson Housing Capital, a construction loan from Bank of America, and a Freddie Mac permanent loan through PNC Bank. Southway was the general contractor, Architecture by Design was the project architect, and TM Associates Management, Inc. is the property manager. The property hit Substantial Completion in May of 2023 and the lease-up has begun. The community will achieve the National Green Building Standard (NGBS) Bronze Certification through the installation of high efficiency fixtures and elements. All units feature Energy Star appliances and lighting fixtures, water conserving plumbing fixtures, central HVAC, in-unit laundry, carpet, and luxury

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

NFP Affordable Housing Corp

Park Heights Renaissance

The Community Builders

WELCOME NEW MAHC MEMBERS

EcoMize USA

Efficient Home LLC

Park Heights Renaissance

Sam Obasi

Tara Weekes Stout

plank flooring. Blenheim Run is amenity rich offering a fitness center, computer lab, community room, and a media/game room for resident use.



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