

JUNE 2023 NEWSLETTER



Affordable Housing Credit Improvement Act is Reintroduced with Strong Early Support in House and Senate

Contact your representative to support this effort!

In a show of strong bipartisan support, more than 100 members of the U.S. House of Representatives have cosponsored the Affordable Housing Credit Improvement Act (AHCIA) of 2023 just three weeks after it was initially reintroduced. The AHTCC applauds the growing momentum in Congress to address the affordable housing crisis by enacting this key legislation to expand and strengthen the Low-Income Housing Tax Credit (Housing Credit).

The AHCIA of 2023 ([H.R. 3238/S. 1557](#)), recently reintroduced in both chambers of Congress on May 11, has now gained [102 cosponsors](#) in the House as well as [13 cosponsors](#) in the Senate, with several members in the queue to co-sponsor as well. The legislation was introduced in the Senate by Senators Maria Cantwell (D-WA), Todd Young (R-IN), Ron Wyden (D-OR), and Marsha Blackburn (R-TN), and in the House by Representatives Darin LaHood (R-IL), Suzan DelBene (D-WA), Brad Wenstrup (R-OH), Don Beyer (D-VA), Claudia Tenney (R-NY), and Jimmy Panetta (D-CA), plus 60 bipartisan original co-sponsors. 34 Republicans and 32 Democrats were original House cosponsors, including more than two-thirds of the Ways and Means Committee with jurisdiction over the Housing Credit. Currently, the House version of the AHCIA has the support of 31 members of the House Ways and Means Committee.

We encourage all members to join us in reaching out to members of Congress who have not yet co-sponsored the AHCIA.

[Find members of Congress...](#)

Stay Tuned for Summer Events Coming Soon!

Ongoing Committee Meetings:

Development Committee

Monthly meetings 1st Fridays
Next meeting 7/7

Property Management Committee

Quarterly meetings 2nd Wednesdays
Next meeting 6/14

Construction & Design Committee

Quarterly meetings
Next meeting in September

Resident Services Committee

Quarterly meetings 3rd Thursdays
Next meeting in September

DEI Committee

Monthly meetings 1st Mondays
Next meeting 8/7

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

Congratulations to **Artie Harris**, who was just selected by the Montgomery County Council to serve as the next Chair of the Planning Board. Artie, a 23-year Takoma Park resident, will be leaving Montgomery Housing Partnership, where he has worked since 2009. Congratulations Artie!

Enterprise Community Partners just announced that **Shaun Donovan** will serve as the next CEO and President of the organization, beginning on September 1, 2023. Donovan [brings nearly 30 years of experience](#) in housing policy and community development. He served in President Barack Obama's cabinet for his full eight years in office, as secretary of the U.S. Department of Housing and Urban Development (HUD) from 2009 to 2014, and as director of the U.S. Office of Management and Budget from 2014 to 2017. He was commissioner of the New York City Department of Housing Preservation and Development from 2004 to 2009 under Mayor Michael Bloomberg.

DEI CORNER

Member Spotlight: Kairos Development

Motivated by a passion to serve, Kairos Development produces quality housing and provides exceptional technical support to community-based and faith-based nonprofits striving to improve their communities. Led by an unwavering belief that quality housing is a fundamental right and not a privilege for some, Kairos Development seeks to address the socio-economic disparities in communities of color that are historically disinvested throughout the Baltimore-Washington Metro area.

Established in 2018, Kairos Development is a 100% certified MWBE real estate development and consulting firm. Our approach to development is holistic, keeping in mind the specific needs of each community as it relates to affordable, mixed-income housing. Our consulting services are customized to meet the needs of each organization's operational and development capacity. Kairos Development has assisted its clients in securing approximately \$5.8 million dollars in grant funding.

Kairos Development is led by Vonnette Harris, a credentialed real estate professional with over twenty years of experience within the affordable housing industry. Throughout her career, Mrs. Harris has completed over \$230 million dollars in mixed-financed transactions throughout the Mid-Atlantic region. Recent accomplishments for Kairos include receiving a Maryland DHCD Emerging Developer Predevelopment Loan Fund of \$400,000 for Patapsco Pointe in 2023 and being awarded the Winston Elementary School Site to redevelop through a competitive procurement process from the City of Baltimore in late 2022. Kairos Development is poised to develop over 250 new units of affordable, mixed-income housing and over 35K SF of education and community program space in Baltimore City in the next 3 years.

Member Spotlight: Tiber Hudson

Tiber Hudson has just earned their Midsize Mansfield Certification Plus from Diversity Lab. The award of Midsize Mansfield Rule Certification Plus status recognizes law firms that are truly committed to increasing diversity and inclusion. The law firms seeking certification must complete a rigorous 18-month certification process with Diversity Lab that requires increasing diversity in recruitment, promotions, pitch opportunities, governance, and leadership. Mansfield Rule Certification measures whether law firms have affirmatively considered at least 30 percent women, underrepresented racial/ethnic groups, LGBTQ+ lawyers, and lawyers with disabilities for leadership and governance roles, equity partner promotions, formal client pitch opportunities, and senior lateral positions. Mansfield Certification Plus status indicates that, in addition to meeting or exceeding the baseline certification requirements, the firm has successfully reached at least 30 percent underrepresented lawyer representation in a notable number of its current leadership roles.

The Mansfield Rule was one of the winning ideas from the 2016 Women in Law Hackathon hosted by Diversity Lab in collaboration with Bloomberg Law and Stanford Law School. Named after Arabella Mansfield, the first woman admitted to the practice of law in the U.S., the goal of the Mansfield Rule is to boost the representation of diverse lawyers in law firm leadership by broadening the pool of candidates considered for these opportunities.

Sponsor a Future Housing Leader

Now recruiting mission-driven organizations to sponsor students for the fall session starting late September.

The [Affordable Housing Bridge Program](#) exposes underrepresented college students from 350+ colleges and universities across the country to myriad fulfilling career opportunities in the field.

The partnership between [Housing Partnership Network](#) and Project Destined seeks affordable housing organizations in all markets to participate and support students in an upcoming 8-week virtual cohort to gain meaningful mentorship and exposure to all disciplines in the sector.

The program focuses specifically on affordable housing and is offered to diverse college students who are interested in the affordable housing sector and have already received 45+ hours of instruction on real estate **before** participating in the Bridge Program. The students are engaged in a lecture series around many aspects of the affordable housing industry, as well as a speaker series, featuring industry practitioners sharing their experience and passion for this mission-driven work. Students also get the opportunity to attend a one-day site visit to the sponsoring organizations' affordable housing communities. In addition, sponsors can recruit talent for open positions utilizing Project Destined's Community Platform, a database of 5,500+ motivated alumni, through targeted email campaigns.

Benefits to organizations include creating bench strength, advancing DEI goals, and recruiting open positions to 5,500+ students with real estate training. Check out this [2-minute video](#) to learn more about the program or contact [Joanna Shell](#) for more *information*.

FUNDS AVAILABLE

HUD Publishes New Green and Resilient Retrofit Program Funding Opportunities

HUD is pleased to announce the availability of [landmark funding](#) to support green and resilient retrofits of properties participating in Multifamily Assisted Housing programs. HUD published three Notices of Funding Opportunity (NOFOs) for the Green and Resilient Retrofit Program (GRRP), along with implementation guidance in [Housing Notice H 2023-05](#). The Inflation Reduction Act of 2022 (IRA) provided HUD with \$837.5 million in grant funding and \$4 billion in loan authority for this new program. The bill also included \$42.5 million for a new HUD initiative which will launch later this summer to collect and assess energy and water usage data from assisted multifamily housing properties.

[Access online resources...](#)

Governor Moore Announces \$15 Million Available for Small Business Relief

Governor Wes Moore announced a \$15 million commitment to minority-led small business lender [Lendistry](#) to provide relief to Maryland small businesses. The commitment is the latest investment through the State Small Business Credit Initiative, through which Maryland is deploying up to \$198 million in federal relief.

[Apply for a loan through Lendistry...](#)

INDUSTRY NEWS & EVENTS

Income Limits

HUD's Office of Policy, Development and Research recently posted the 2023 [Income Limits | HUD USER](#). The annualized cap is set at 5.92 percent this year which is based on the annualized change in American Community Survey data from 2019-2022. This cap applies to well over half of the areas in the country, which is concerning.

Income limits are used to determine eligibility rents for public housing, vouchers, Section 8 PBRA, Section 202/811, etc. For tax credit properties, [Multifamily Tax Subsidy Projects \(MTSP\) Income Limits](#), are used to set and adjust rents. The income limits are typically published in the

THANK YOU TO OUR 2023 SPONSORS

DIAMOND



GOLD



March/April timeframe, but were delayed due to lack of available one year data estimates from the 2020 American Community Survey (due to COVID).

WHAT'S GOING ON AT MARYLAND DHCD

2022 End of Year Reporting – Data Submission due July 15, 2023

As the owner or sponsor of a property receiving an allocation of Low-Income Housing Tax Credits (LIHTC) you are required to upload certain tenant data and project data through a portal provided by the Maryland Department of Housing and Community Development, which data will ultimately be uploaded by the Department to HUD. Our portal's functionality will be the same as you experienced last year.

[Access portal instructions...](#)

PROJECT SPOTLIGHT

Woodland Gardens II - Baltimore, MD

Woodland Gardens II was recently completed by Comprehensive Housing Assistance, Inc. (CHAI) and Park Heights Renaissance. The project represents an important investment in the Park Heights neighborhood and its residents. The beautiful four-story building will provide 75 units of affordable housing to seniors in the Park Heights community. Communal spaces include an outdoor garden, a playground, and a multipurpose room. The intergenerational building will share a campus with Woodland Gardens I, CHAI's family housing project that will be completed in spring 2024. The 63-unit affordable family housing property will include one-, two-, and three-bedroom apartments. CHAI was proud to partner with Park Heights Renaissance to develop this property that will provide safe, affordable housing for residents of northwest Baltimore City.

The project Architect was Architecture By Design, Southway Builders was the General Contractor, and Cloverhill Advisors served as the Development Consultant.



DOMINIUM



Klein Hornig LLP



PENNROSE
Bricks & Mortar | Heart & Soul



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

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

Catholic Charities

Chase Home

Vorys, Sater, Seymour and Pease
LLP