

JULY 2023 NEWSLETTER



MARYLAND AFFORDABLE
HOUSING COALITION



UPCOMING EVENTS

2023 Draft Qualified Allocation Plan and Multifamily Rental Financing Program Guide Released

DHCD released a draft revision of the Qualified Allocation Plan (the “QAP”) and Multifamily Rental Financing Program Guide (the “Guide”) for public comment, which follows the receipt of comments last year during and after the Listening Sessions. Comments to the draft documents are due by Monday, July 17, 2023.

The Department will continue to review feedback on the updated Communities of Opportunity while the draft revision of the QAP and Guide are out for public comment. The draft Guide includes the updated data sources in Section 4.2.2, as listed in [Multifamily Housing Notice 23-3](#). The Department will also continue to monitor the regulations and guidance related the electrification of buildings, as part of the Building Energy Performance Standards (BEPS).

DHCD remains committed to finalizing revisions to the QAP and Guide in a timely manner to enable their partners to continue to pursue the development of critically-needed affordable rental housing, while providing meaningful opportunities for stakeholder engagement. They plan to hold a Round later this year.

[Access the QAP and guide here...](#)

July Happy Hour

Denizens Brewing
Riverdale Park, MD
7/13 5:00 PM - 7:00 PM
[Register Here](#)

July Brown Bag Lunch

7/19 12:00 PM - 1:30 PM
Via Zoom
[Register Here](#)

MAHC Summer Bowling Happy Hour

Crofton Bowling Centre
Crofton, MD
8/17 5:00 PM - 7:30 PM
[Register Here](#)

Ongoing Committee Meetings:

Development Committee

Monthly meetings 1st Fridays
Next meeting 7/7

Property Management Committee

Quarterly meetings 2nd Wednesdays
Next meeting 9/13

Construction & Design Committee

Quarterly meetings
Next meeting in September

Resident Services Committee

Quarterly meetings 3rd Thursdays
Next meeting 9/21

DEI Committee

Monthly meetings 1st Mondays
Next meeting 8/7

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

MEMBER NEWS

Member spotlight: The Arc Breaks Ground on Port Street Commons in Easton, MD

The Arc Central Chesapeake Region (The Arc) announced their *Expanding What's Possible* capital campaign at a recent Groundbreaking Ceremony for Port Street Commons. Projected to open in the fall of 2024, it will be a first-of-its-kind community space in the redeveloped Port Street district in the heart of Easton. This innovative building will house both The Arc at Port Street, the new, permanent Eastern Shore Headquarters for The Arc, as well as The

Residences at Port Street, developed in partnership with [Chesapeake Neighbors](#), to include an attached wing with nine affordable apartments. The Groundbreaking Ceremony took place at the future site of Port Street Commons and was attended by over 100 supporters, donors, and community leaders eager to celebrate this historic milestone for The Arc and for the town of Easton.

[Read full article here...](#)

MAHC BOARD OF DIRECTORS UPDATE

July 1, 2023 began a new fiscal year for MAHC. The Board of Directors would like to thank outgoing Board Member **Nichole Doye Battle** for her many years of service to the Board and also welcome incoming Board Member **Jackie Alexander** who will serve as a new Nonprofit Developer representative on the Board. Christine Madigan will remain President of the Board, Tom Ayd will serve as Vice President, Myles Perkins will serve as Treasurer, and Willy Moore will serve as Secretary.

SUMMER EVENTS

We have a full line-up of events scheduled this summer, so plan to join us for happy hour or a brown bag lunch. In July, we will be meeting for happy hour in Riverdale Park. Join us on **July 13th at Denizen's Brewing**. Then on **July 19th** our **Affordable Housing 101** series continues with a session on architecture and design. Grab your lunch and join us over Zoom to hear from our expert panel of Architects on key elements needed to design a successful affordable housing project using Tax Credit financing. On **August 17th** we will host our second annual **Summer Bowling Happy Hour** at the Crofton Bowling Centre so gather your colleagues and join us for a fun night at the lanes.

[Register for July Happy Hour](#)

[Register for July Brown Bag Lunch](#)

[Register for Bowling](#)

DEI CORNER

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...](#)

FUNDS AVAILABLE

HUD Opens Applications Green and Resilient Retrofit Program

HUD's Green and Resilient Retrofit Program offers \$4.8B in grants and loans to HUD-assisted multifamily housing developments for climate and environmental upgrades. As part of the federal infrastructure package, the Department of Housing and Urban Development (HUD) operates the [Green and Resilient Retrofit Program](#) (GRRP). The [GRRP](#) provides owners of HUD-assisted multifamily housing with capital resources to reduce carbon emissions, make utility efficiency improvements, incorporate renewable energy sources, and make properties more resilient against the effects of climate hazards. HUD has three paths (cohorts) of funding available to meet the needs of properties at all stages of redevelopment: elements, leading edge, and comprehensive.

[Access online resources...](#)

INDUSTRY NEWS & EVENTS

HUD Removes \$25 Million Loan Cap for Projects in LIHTC Pilot Program

HUD's Office of Multifamily Housing Programs issued a [memo](#), which removes the \$25 million loan cap for the LIHTC Pilot Program. The program offers streamlined processing for LIHTC properties with HUD debt for new construction (Section 221(d)(4)) and substantial rehabilitation (Section 220). All other eligibility and processing requirements for the pilot program specified in [HN 2019-03](#) remain the same.

HUD Publishes Final NSPIRE Inspection Standards

HUD published the [Final Inspection Standards Notice](#) for the National Standards for the Physical Inspection of Real Estate (NSPIRE). The Inspection Standards become effective July 1, 2023 and commit HUD to review the standards every three years. The notice details inspectable items at HUD-assisted and Multifamily-insured properties,

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including a classification of which conditions are considered life-threatening, severe, moderate or low-risk by item and inspectable area.

WHAT'S GOING ON AT MARYLAND DHCD

DHCD Announces Hires to Leadership Positions

The Maryland Department of Housing and Community Development announced several new hires in remaining leadership roles at the agency as it builds upon its successes and implements new initiatives that will shape the department's focus in the coming years. Under Secretary Jake Day's leadership, the department priorities are to shelter every Marylander, expand affordable housing, right the wrongs of the past, build places using the best design standards that foster civic pride and to connect all Marylanders to broadband.

"The new team members bring a wealth of experience and knowledge in economic development, public service and housing, and multiply the capacity the department has to reach its goals and further its mission," said Secretary Jake Day. "The latest round of hires fills key senior leadership roles and strengthens the department's efforts."

Rosa Cruz, a Certified Economic Developer, is the department's Chief of Staff. **Chuck Cook**, the department's Chief Legislative Officer, comes from the Business Network for Offshore Wind, where he served as Vice President of Policy and Labor Outreach. **Allison Foster** is the Director of Communications for the Maryland Department of Housing and Community Development. **Theo Williams** started as Special Assistant in the Department's Office of the Secretary after working for three years with the Maryland Department of Health's Contact Tracing Unit.

Main Street Maryland Program Celebrates 25th Anniversary

Maryland Department of Housing and Community Development and its Main Street Maryland partners launched a campaign this week to celebrate the 25th anniversary of the Main Street Maryland program. Created in 1998 and managed by the Maryland Department of Housing and Community Development, the Main Street Maryland



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 HARKINS



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WODA COOPER COMPANIES

SILVER

AGM Financial Services

Ballard Spahr

Bozzuto Construction

Conifer Realty

Gallagher, Evelius & Jones

Hamel Builders Inc.

program builds partnerships with local governments, nonprofit organizations, and businesses to strengthen the economic development potential in Maryland’s historic downtown districts and neighborhoods. Through the program, 33 communities have been designated as Main Streets.

[Learn more about Main Street](#)

PROJECT SPOTLIGHT

Homes at Oxon Hill- Prince George's County, MD

Homes at Oxon Hill is a 163-unit senior community in Oxon Hill, located in Prince George’s County, that was recently developed by Homes for America in partnership with the Housing Authority of Prince George’s County and Foundation Development Group. The community is comprised of high-quality affordable and market rate apartment homes for seniors in a new construction, five-story elevator building.

The building includes a mix of one and two-bedroom apartments as well as an array of community spaces for residents, including a community room, library, cybercafé and exercise room as well as multi-purpose indoor gathering spaces with kitchenette, outdoor gathering spaces and walking paths for residents.

The Development team partners include Quinn Evans Architects, Harkins Builders, Soltesz Civil Engineer, Pando Alliance and Humphrey Management.



Howard County Housing

Maryland DHCD

PNC Bank

STUDIO 343

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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

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Somerset Development

Taft Mills

Victory Housing

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NONPROFITS

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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

Corporation for Supportive Housing

