



Update from Annapolis

There are less than two weeks to go before the 2023 Legislative Session comes to an end. On March 28, 2023, Governor Wes Moore released a Supplemental Budget that included an additional \$25 million for Rental Housing Programs, which is very good news given the recent announcement of a nearly \$500 million revenue write-down. This brings the total General Funds allocated to RHP/RHW to \$55 million for next year. The Legislature is expected to finalize the Capital Budget next week.

The MAHC Legislative Committee has also been tracking a number of bills that are still moving through the Legislature. They include: SB 848 that would create a Statewide Housing Voucher Program, HB 151 that would require a 90 day written notice to tenants before any rent increase, SB 643 that would provide a \$5 Million annual appropriation to the Community Development Fund for the next 4 years, SB 476 that would increase recordation tax exemptions on indemnity mortgages from \$3M to \$12.5M, and HB 976 that would create a statewide standard for mold assessments.

UPCOMING EVENTS

April Happy Hour

Game On Arcade + Bar
April 19th
5:30 - 7:30pm
[Register here](#)

April Brown Bag Lunch

via Zoom
April 21st
12:00 - 1:15pm
[Register here](#)

Ongoing Committee Meetings:

Development Committee

Monthly meetings 1st Fridays
Next meeting 4/7

Property Management

Committee Quarterly meetings
2nd Wednesdays
Next meeting 6/14

Construction & Design

Committee Quarterly meetings
Next meeting in April

Thanks to everyone who took the time to attend Housing Day and especially to those of you who joined us in Annapolis to visit your Legislators - it was a great Housing Day! We also appreciate everyone who provided testimony in support of the DHCD Budget this year.



Legislative Committee

Weekly Monday meetings at 1pm
Next meetings 4/3 & 4/10

Resident Services Committee

Quarterly meetings 3rd Thursdays
Next meeting 4/20 at Sojourner Place in Baltimore

DEI Committee

Monthly meetings 1st Mondays
Next meeting 5/1

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

MAHC Spring Events are Here

With Legislative Session nearly over, we will resume our regular programming in April with a Brown Bag Lunch and a Happy Hour. Join us in Annapolis for **Happy Hour at the Game On Bar + Arcade** on **April 19, 2023** for some retro games and networking with your colleagues. Then on **April 21, 2023** we will host the next session in our "Affordable Housing 101" **Brown Bag Lunch** series with a focus on affordable housing finance. Two seasoned developers will walk you through the pro forma and discuss the financing structure they used to fund a recent tax credit project. We will also have a lender join us to share their perspective on what they look for in a deal and what debt and equity products they have to offer.

Register for the Happy Hour [here](#).

Register for the Brown Bag Lunch [here](#).

The Breakfast with the Secretary event will also be coming back this Spring, so look for an announcement on that soon!

Moore-Miller Transition Report is Released

The Moore-Miller Transition Team released the Transition Report – a comprehensive report of guiding principles for the administration compiled through the input of over 5,000 Marylanders.

Co-Chaired by Miranda Darden-Willems, the Housing Committee's policy recommendations for affordable housing include:

- Expanding affordable housing opportunities for seniors, persons with disabilities, and persons experiencing homelessness
- Expanding Maryland's Affordable Housing Trust Fund, and create a dedicated source of revenue for organizations to build and maintain affordable housing units
- Ensuring the preservation and production of Maryland's affordable housing inventory.

[Read full Transition Report](#)

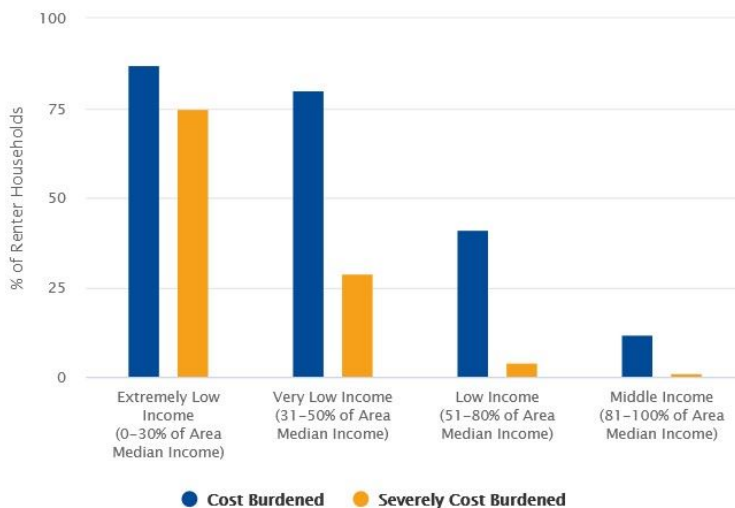
New Gap Report Shows Shortage of Affordable Rental Homes Has Worsened for Nation's Lowest-Income Renters

The U.S. has a shortage of 7.3 million rental homes affordable and available to renters with extremely low incomes – that is, incomes at or below either the federal poverty guideline or 30% of their area median income, whichever is greater. In Maryland, only 30 affordable and available rental homes exist for every 100 extremely low-income renter households.

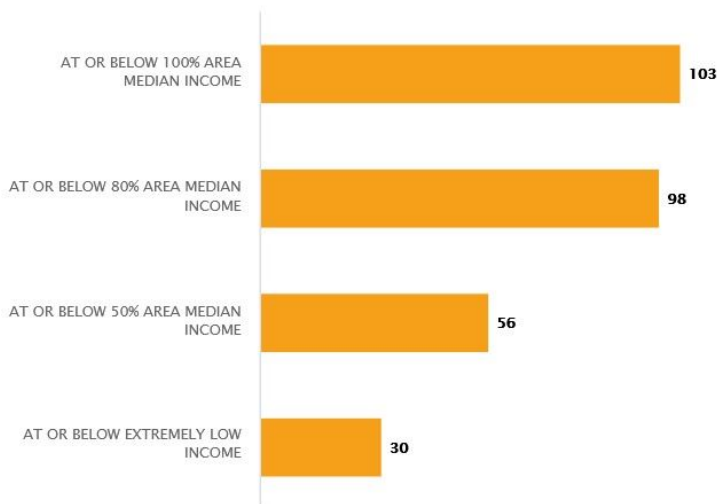
Extremely low-income renters face a shortage in every state and major metropolitan area. In 12 of the 50 largest metropolitan areas in the country, the absolute shortage of affordable and available homes for extremely low-income renters exceeds 100,000 units.

[Read full report](#)

Housing Cost Burden by Income Group in Maryland



Affordable and Available Homes per 100 Renter Households in Maryland



Biden Administration Releases FY 2024 Budget

On March 9, 2023, President Biden sent his \$6.9 trillion [FY 2024 Budget](#) to Capitol Hill. The President's Budget is not binding on Congress but does indicate the Administration's spending and revenue priorities for the year – including a commitment to address the affordable housing shortage by expanding and enhancing the Low-Income Housing Tax Credit.

The Budget increases the annual credit dollar amounts (ACDAs) to \$4.25 per capita in 2024 and to \$4.88 in 2025. For 2026 and subsequent years, the ACDAs would be the amount for the prior year, indexed for inflation. The Budget also includes a key industry priority that reduces the bond financing requirement from 50 percent to 25 percent on a permanent basis. The proposal applies to buildings placed in service in taxable years beginning after December 31, 2023. The \$28.2 billion LIHTC package also repeals the qualified contract provision from the date of enactment, and repeals the ROFR safe harbor provision, replacing it with an option safe harbor. The President's Budget includes a neighborhood homes tax credit and makes permanent the New Markets Tax Credit.

The President's blueprint calls for a number of revenue raisers, including, among others, a 25 percent minimum tax on households worth more than \$100 million, an increase in the corporate tax rate from 21 percent to 28 percent, an increase in the top individual income tax rate to 39.6 percent for those making over \$400,000, an increase in the stock buybacks excise tax from 1 percent to 4 percent, an increase in the capital gains rate from 20 percent to 39.6 percent for those earning at least \$1 million, the elimination of the carried interest tax break, and the elimination of the like-kind exchange tax break. The Treasury Department's so-called [Green Book](#) contains detailed descriptions of the revenue proposals in the Biden Budget, and also includes revenue estimates for the tax proposals.

On the spending side of the ledger, the Budget includes a robust affordable housing agenda to address the supply shortage. It also includes \$10 billion in mandatory funding to incentivize state, local and regional jurisdictions to make progress in removing barriers to affordable housing developments, such as restrictive zoning.

MEMBER NEWS

Member Spotlight:

Congrats to MAHC Board Member **Nichole Battle** for being Baltimore Business Journal's Women's Month Spotlight! Nichole, the CEO and Real Estate Development Manager for Govans Ecumenical Development Corporation (GEDCO), recently secured \$1.6M in funding to purchase and renovate 401 Woodbourne, the Govans community hub and new home for GEDCO's main office & food pantry.

Congratulations to **Penrose**, the Redevelopment Authority of Prince George's County, B&W Solutions, and SHABACH! Ministries on their groundbreaking of Glenarden Hills Phase III in Prince George's County. The final rental phase of the \$110 million, six-phase Glenarden Hills master-planned community will add 158 brand new, high-quality affordable apartments to the site.

FUNDING AVAILABLE

Now Open: Thome Aging Well Program Grant Opportunity Now Open

The program will award up to \$6 million in grants this year ranging from \$75,000 to \$300,000 to nonprofit community-based organizations, recognized government entities, housing authorities and tribal designated housing entities providing social services and other support to seniors with low incomes in Maryland and Michigan. *Please note that this funding opportunity is not available to existing Scale What's Working grantees.*

Applications are due April 14, 2023, and awards will be announced in the summer.

[Read full grant information.](#)

For more information about eligibility, the informational webinar, and grant process, contact AgingWell@enterprisecommunity.org

Amendment to 2022 Notice of Funding Availability for Multifamily Rental Housing Availability of Federal Home-ARP Funding

On December 9, 2022, the Prince George's County DHCD issued the [2022 NOFA](#) to solicit requests for financing to support the acquisition/rehabilitation or new construction of affordable multifamily rental housing. The deadline for applications under the 2022 NOFA is April 14, 2023.

As allowed for in the 2022 NOFA, DHCD is issuing this Amendment to notify potential respondents of the availability, requirements, and process for requesting additional funding available through the federal HOME-ARP Program. In February 2023, HUD approved the HOME-ARP Allocation Plan submitted by DHCD, thereby permitting DHCD to begin the process of allocating HOME-ARP funding to eligible projects. DHCD encourages applicants through the 2022 NOFA to consider a request for HOME-ARP funding. DHCD is seeking to deploy HOME-ARP funds as soon as practical and considers the creation of HOME-ARP assisted units as a priority of the County.

[Read full press release](#)

INDUSTRY NEWS & EVENTS

2023 Charles L. Edson Tax Credit Excellence Awards Applications Now Open

Deadline: Friday, April 21, 2023 at 11:59 PM ET

Applications are now open for the AHTCC's annual Charles L. Edson Tax Credit Excellence Awards (Edson Awards). The Edson Awards recognize outstanding affordable housing developments and organizations that have demonstrated especially impactful use of the Low-Income Housing Tax Credit (Housing Credit).

THANK YOU TO OUR 2023 SPONSORS



GOLD

To apply, [click here](#).

Please send any questions to awards@taxcreditcoalition.org.

Critical Compliance Issues for the LIHTC Program

May 10 | 9:00 AM-4:00 PM | Webinar

This full-day webinar, co-sponsored by Maryland DHCD and MAHC, is designed to provide a comprehensive overview of the requirements to protect the tax credits at LIHTC properties and will be led seasoned trainer by AJ Johnson.

Training is equally applicable to new hires and experienced tax credit professionals and will bring into focus each of the elements that can lead to a loss of credits at the properties.

[Register here](#)

ACDS and CFAAC announce a Nonprofits Workshop Series

Arundel Community Development Services, Inc. (ACDS) and the Community Foundation of Anne Arundel County (CFAAC) invite nonprofit staff, board, and volunteers to attend a series of five nonprofit skills workshops designed to help nonprofits gain the knowledge they need to sustain and grow their organizations. Each workshop is offered twice — once in-person and once virtual.

[Learn more & register](#)

WHAT'S GOING ON AT MARYLAND DHCD

DHCD Releases Fiscal Year 2022 Annual Report Annual Report Highlights Department's Economic Impact and Program Successes

The department's \$2.4 billion investment provided an economic impact of approximately \$4.9 billion for the state, including \$83 million in state and local taxes. Nearly 22,000 full-time equivalent jobs with \$1.1 billion in wages and salaries were created.

In Fiscal Year 2022, approximately \$1.2 billion has been invested in affordable rental housing development and rental

Bank of America
Merrill Lynch

Capital One

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

services, including \$504 million in federal low-income housing tax credits and state funds.

[Read full report](#)

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 for more information](#)

Notice for Public Hearings to Update Maryland's Annual Plan

DHCD will hold a series of public hearings to develop its Fiscal Year 2024 (Federal Fiscal Year 2023) Annual Plan in conformity with the State's Consolidated Plan (ConPlan).

The Department has written a draft Annual Plan and has opened a 30-day public comment period beginning Wednesday, March 22, 2023. Written comments (by email) will also be accepted at the hearings or may be submitted in writing through COB Monday, April 24, 2023. The final version of the Annual Plan will be submitted to HUD on or before May 17, 2023.

[Read for more information](#)

PROJECT SPOTLIGHT

Brookmeadow Apartments, Chestertown

Built in 1991 using USDA RD financing, Brookmeadow Apartments is a 67-unit apartment community located in Chestertown, MD. The \$6.9 million rehabilitation of the property was developed by TM Associates Development,

SILVER

AGM Financial Services

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.

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

who will serve as the property manager, and Green Street Housing. Brookmeadow Apartment's rehabilitation included a comprehensive interior and exterior scope of replacement of finishes, kitchens, bathrooms, and mechanical, electrical, and plumbing upgrades. In addition to the refreshed highly energy-efficient apartments, the scope included reconfiguration of accessible units, a new solar powered community center and leasing office, new playgrounds, and compliant accessible routes throughout the community.

The acquisition and rehabilitation were financed using new Risk-Share tax-exempt bonds, Rental Housing Works, HOME and EmPower from Maryland DHCD; the assumption of the original USDA loans and the equity from the syndication of LIHTC was by Hudson Housing Capital with an investment from Freddie Mac; Harkins Builders performed the construction, Pando Alliance consulted on energy efficiency, and Architecture by Design provided architectural services.

Before



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

The Community Builders

Volunteers of America -
Chesapeake

WELCOME NEW MAHC MEMBERS

AZ-RI Consultants

Baltimore County DHCD

Light House Homeless Support
Center

Northern Real Estate Ventures

Soto Architecture + Urban
Design

After

