



Join us for Housing Days Next Week

Do you have a heart for housing? Join us on Valentine's Day for Housing Day 2024!

UPCOMING EVENTS

HOUSING DAYS

February 14 - Virtual Program
February 15 - Legislative Visits

Ongoing Committee Meetings:

February 14, 2024 - Virtual Housing Day Program
February 15, 2024 - Legislator Visits in Annapolis

While we still cannot hold an event on the Legislative Campus in Annapolis this year (due to construction of the new DLS building there is no meeting space available), we will meet virtually to hear from key legislators and to ask them to invest the State's limited dollars in affordable housing to work towards solving the housing crisis and grow the economy. The Rental Housing Works (RHW) and Rental Housing Program (RHP) programs have continued to help Maryland recover from the economic crisis and brought additional jobs and much needed affordable housing to the State, but the pipeline of projects is still long. We need to urge the Legislature to support the Governor's proposed Capital Budget for DHCD, which includes an increase of \$55 million for RHW. Affordable housing provides Maryland residents with a safe place to live and raise their families, and it creates jobs for Marylanders. Additional capital funding will help clear the RHW pipeline and allow DHCD to continue processing applications and meet the housing needs of all Marylanders.

Join us on Zoom for Housing Day to learn about the Governor's Housing Package, the Capital Budget, and other important legislative initiatives.

Following the Housing Day program, we will meet in Annapolis for the more important work - to conduct over 50 individual County delegation meetings. Please plan to join us on February 15, 2024 to meet with your legislators to talk about your projects in their districts and ask for their support of the DHCD Capital Budget. If you would like to join any meetings with individual Legislators, please sign up for a County delegation group when you register for Housing Day, and we will forward you the meeting schedule so you can plan your visit to Annapolis. You don't have to set up any meetings on your own, you just need to join us and attend the meetings scheduled by our Legislative Committee.

[Register Now](#)

Development Committee

Monthly meetings 1st Fridays
Next meeting 3/1

Property Management Committee

Quarterly meetings
2nd Wednesdays
Next meeting 3/13

Construction & Design Committee

Quarterly meetings
Next meeting TBD

Resident Services Committee

Quarterly meetings 3rd Thursdays
Next meeting 3/21

DEI Committee

Monthly meetings 1st Mondays
Next meeting 3/4

Legislative Committee

Weekly Monday meetings during
Legislative Session through 4/8

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

UPDATE FROM ANNAPOLIS

We're nearly a month into the 2024 Legislative Session, and it has been very busy in Annapolis already as over 2,500 bills have been introduced by the Legislature. This includes three bills sponsored by Governor Moore that are part of his Housing Package. You can read a summary of those bills [HERE](#). So far this session, MAHC has testified in support of a bill to expedite the development review process for affordable housing projects but requested it be amended to include projects proposed by both for and non-profits (HB 3/SB 356); supported a bill to create a new innovation fund for Housing Authorities but suggested an amendment to broaden eligibility (HB 7/SB 203); supported a bill to add a requirement for localities to report on their efforts to affirmatively further fair housing as part of their Comprehensive Plans (HB 17/SB 274); and supported bills to update the process for identifying State surplus property that is suitable for affordable housing development and to require localities to provide aggregate building permit data to DHCD on an annual basis.

TAX CREDIT UPDATE

The House approved "The Tax Relief for American Families and Workers Act of 2024" (H.R. 7024), which includes significant provisions for the Low-Income Housing Tax Credit (Housing Credit). Key elements are the restoration of the 12.5 percent allocation increase for 2023-2025, and lowering the 50 percent bond financing threshold to 30 percent for 2024-2025. These changes, receiving bipartisan support with a 40–3 vote, are projected to finance over 200,000 additional affordable homes. The tax bill now has to make its way through the Senate where the path is unclear, but advocacy for these provisions will continue.

MEMBER NEWS

Congratulations to **Janice Romanosky** on her recent retirement from her position as Founding Principal of Pando Alliance. Beginning in 2010 as sole practitioner of sustainability and energy services, she oversaw the growth of a company that now capably and expertly manages 180+ active projects for affordable housing developers across a multistate region. With this transition, **Thiel Butner**, Managing Principal, will now lead the company as Chief Executive Officer.

DEI CORNER

Transforming Housing Leadership at HAND's LEAD Racial Equity Institute

The Housing Association of Nonprofit Developers (HAND) is dedicated to promoting racial equity, and its LEAD Racial Equity Institute aims to advance this commitment beyond

traditional diversity, equity, and inclusion training. The 10 month cohort program is designed for housing leaders to actively foster racial equity in their organizations by transforming culture, policies, and practices. It focuses on learning, empowerment, activation, and delivery, with each letter in LEAD representing these concepts. The program requires organizational decision-makers to participate, where they will create and implement a Racial Equity, Diversity, and Inclusion (REDI) plan tailored to their organization's goals.

Participants will form teams of 2-4 leaders to undertake a racial equity assessment and develop a comprehensive racial equity plan. They will receive five one-hour coaching sessions to assist in action plan development and address any challenges. The program covers a range of topics like equitable community engagement and historical racism in housing, and emphasizes collaborative learning, peer discussion, and expert guidance.

[Application Questions](#)

Applications are open to HAND member organizations involved in development or housing services. Interested organizations should form a team with senior leaders, including the organization head, and submit their application by **February 29, 2024**. The cohort size is limited, and selection will take place in March 2024. Participants are required to attend at least 7 out of 8 sessions. [Program Schedule](#)

[View Full Details & Apply](#)

Harkins Presents: What if the Right Man for the Job Is a Woman?

In honor of NAWIC's Women in Construction Week, join Harkins for an interactive panel discussion with industry experts. This is a unique opportunity to unite and understand the unique challenges faced by women in the industry. **This event is open to all!**

On the panel, moderated by Harkins Project Manager Laura Byrne, hear from ARCO Design/Build Manager Corinne Conover, Brightview Senior Living Vice President of Development Maria Miller, Clark Construction Superintendent Christine Lenardson, Rosendin Fire Alarm Manager Robin Mitchell, and Rosendin Project Coordinator Violet Carter, as they share their experiences about what it's like to be a woman in the industry.

Proceeds from ticket sales will go to Camp NAWIC, a free, week-long summer day camp for 7th to 12th grade girls to introduce them to a potential career in the construction industry.

[View Full Details & Register](#)

FUNDS AVAILABLE

The **Baltimore City Department of Housing & Community Development (DHCD)** is making up to \$7 million available from the Affordable Housing Trust Fund (AHTF) to support new construction of affordable rental housing and/ or rehabilitation of existing rental projects for affordable housing. Learn more about the NOFA and apply [HERE](#). Applications are due by 4:00 pm on March 18, 2024.

The AHTF is hosting a **preproposal conference Wednesday, February 7**, from 5:00 p.m. to 6:30 p.m. Go [HERE](#) to join the meeting.

INDUSTRY NEWS & EVENTS

National Low Income Housing Coalition Housing Policy Forum 2024 to Feature Plenary Session on Strategic Organizing for Housing Justice

Taking place on March 19-21 in Washington D.C., NLIHC's **Housing Policy Forum 2024: An Unwavering Path Forward to Housing Justice** will feature a wide array of speakers and a range of sessions covering all aspects of affordable housing policy and advocacy, including a plenary session on strategic organizing for housing justice!

[View Full Details & Register](#)

WHAT'S GOING ON AT MARYLAND DHCD

Secretary Jake Day Announces New Division of Homeless Solutions, Leadership Promotions and Hires at Maryland Department of Housing and Community Development

Maryland Department of Housing and Community Development Secretary Jake Day announced several key changes within the department, including the creation of a new Division of Homeless Solutions. Danielle Meister has been appointed as Assistant Secretary of this division, focusing on strategies and policies to prevent and end

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homelessness. Ronnie Hammond has been appointed as the Director of the Office of Statewide Broadband, responsible for bridging the digital divide and ensuring equitable internet access. Ken Fick was hired as the Director of the Division of Finance and Administration, overseeing financial management and support services. Additionally, Stuart Campbell has been appointed as the Special Advisor for Economic Mobility, aiming to position the department and the state as leaders in addressing poverty.

Green and Resilient Retrofit Program

As the State continues its focus on energy efficiency and greenhouse gas reduction, DHCD recently shared information on the availability of funding for affordable housing properties.

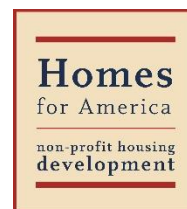
Earlier this year, HUD announced federal funding for the Green and Resilient Retrofit Program (GRRP)- [View here](#)

There are two remaining application rounds with deadlines on February 28, 2024, and May 30, 2024.

Multifamily properties that are eligible for HUD's GRRP are encouraged to contact DHCD about related DHCD program funds. HUD's GRRP funding can complement and leverage DHCD programs. Questions regarding HUD's GRRP should be sent to grrp@hud.gov.

In addition to several existing programs, DHCD has launched the MEEHA-Greenhouse Gas Reduction Program (MEEHA-GHGRP). This program provides grants to affordable multifamily properties to reduce direct greenhouse gas emissions. Total available funding in FY24 is \$8.75m, and funding will be provided of up to \$15,000 per unit with a project cap of \$1,250,000.

More information about DHCD's energy programs can be found on its website- [View here](#)



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Howard County Housing

Maryland DHCD

PNC Bank

If you have any questions, please reach out to cindy.castro@maryland.gov.

PROJECT SPOTLIGHT

Weinberg Place, Baltimore MD

As 2023 came to a close, the last of the 227 residents of Weinberg Place moved into their new homes. In partnership with Harkins Builders, Waldon Studio Architects and Pando Alliance, CHAI renovated the 50 year old project using 4% LIHTC and bonds, with additional support from MEEHA and a Baltimore City PILOT. This affordable high-rise, which sits on the campus of Sinai Hospital has been beautifully renovated and modernized with upgraded kitchens and baths, windows, floors, and community spaces. The residents settling in include many who are returning following renovation and over 100 seniors who are new to the Weinberg Place community, managed by Humphrey Management. Community events are in the works to help residents get to know one another and build connections. With the full leasing of Woodland Gardens II (a 4% LIHTC/HUD 202 mixed finance senior community) in October and Weinberg Place in December, CHAI has welcomed over 300 older adults to new homes in northwest Baltimore, making an important investment in our community and its people.

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National Foundation for Affordable Housing Solutions

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NFP Affordable Housing Corp

Park Heights Renaissance

The Community Builders

Victory Housing

WELCOME NEW
MEMBERS:

Cort Furniture

Prince George's County
Redevelopment Authority

Owen McEvoy, Nelson Mullins



Photos courtesy of Scott Sider, Michael Graves Architecture

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Contact email: mdarden@mdahc.org