



Update From Annapolis

The 2024 Legislative Session came to a close on Monday at midnight. While we are still reviewing the final budget documents and plan to provide a full DHCD budget update and review of housing legislation that passed at our Breakfast event in a few weeks, here's a highlight of the key housing bills that were approved by the Legislature.

First and foremost, all three of the Governor's Housing Package bills passed. Both the Renters Rights Bill (HB 693) and the Housing Expansion and Affordability Act (HB 538) were heavily amended. The eviction filing fee surcharge

UPCOMING EVENTS

2024 Membership Breakfast With DHCD Secretary Jake Day

May 1 | 8:30 - 11:30 AM |
Doordan Institute, 2000 Medical
Pkwy, 7th Floor, Annapolis, MD

Ongoing Committee Meetings:

Development Committee
Monthly meetings 1st Fridays
Next meeting 5/4

**Property Management
Committee**

increase was reduced from \$90 to \$40 and will be recoverable by a landlord. We were disappointed that the APF provisions were removed from the housing expansion bill, but this new legislation is the first major housing bill the Legislature has approved and will expand opportunities for the development of affordable housing across the state, with a particular focus on housing developed by nonprofits and near transit stations. HB 599 establishes the Maryland Community Investment Corporation to invest in low income communities using new markets tax credits. Other bills to note are the passage of the Housing Innovation Fund (HB 7), a five year pilot program that will provide a new funding source for local governments and housing authorities that are developing mixed income housing; HB 17 that will require local governments to include an assessment of their efforts to affirmatively further fair housing in the housing section of their Comp Plans; HB 131 that will require large Counties to report certain housing development permitting data to DHCD; HB 428 that will provide rental assistance to families who attend Community Schools; and HB 321 that enables local governments to create property tax credit programs to support affordable housing. Several bills that MAHC opposed and that did not pass included a proposal to require tax credit properties to accept all pets and disallow pet fees, a bill to require tenants to have renters insurance, and several bills that would have expanded standing for certain nuisance and zoning appeal actions.

Read more about the approved housing legislation [here](#).

We would like to thank the MAHC Legislative Committee for their work over the last three months reviewing bills and submitting testimony. A big thank you also goes out to all of our members who participated in Housing Day and advocated for housing legislation and the Capital Budget!

MAHC BREAKFAST WITH DHCD SECRETARY JAKE DAY

Join us for our annual Membership Breakfast with DHCD Secretary Jake Day and his staff to celebrate the end of the FY2025 Legislative Session. We will start with networking over breakfast, followed by a short program to learn what is included in the Department's FY2025

Quarterly meetings
2nd Wednesdays
Next meeting 6/12

Construction & Design Committee

Quarterly meetings
Next meeting 4/30

Resident Services Committee

Quarterly meetings 3rd
Thursdays
Next meeting 6/20

DEI Committee

Monthly meetings 1st Mondays
Next meeting 5/6

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

Budget, what housing legislation passed, and share updates on other initiatives that DHCD and MAHC are working on. DHCD will also present their annual project awards.

This is a free event for MAHC members. Advanced registration is required to attend.

[Register Now](#)

MEMBER NEWS

Congratulations to MAHC Board President **Christine Madigan**, of Enterprise Community Development, and MAHC member **Nichole Battle**, of Govans Ecumenical Development Corporation, on being selected for the Daily Record Top 100 Women for 2024.

Congratulations to MAHC members **Chase Powell**, Green Street Housing Development Director, and **Allison Foster**, DHCD Communications Director, for being selected to participate in Leadership Maryland's new Emerging Leaders Program. This new sixth month program includes 40 rising stars and high-potential employees from across the state who will participate in the new leadership development program.

Congratulations to **Comprehensive Housing Assistance, Inc. (CHAI)** on their 40th Anniversary of strengthening neighborhoods in northwest Baltimore through housing and community development programs.

DEI CORNER

MAHC Mentoring Program Survey - Member Feedback Needed!

MAHC's mission is to educate members through events and programs that allow the affordable rental housing community to network, share information and best practices, and advance our advocacy for affordable rental housing. To further this effort, we are considering the creation of the first MAHC Mentorship Program. Our goals would include preparing a new generation of affordable housing practitioners to take leadership roles in the future by matching them up with more experienced practitioners to learn best practices. This could range in activities from very informal check-ins to more structured apprenticeship-type programs for emerging professionals, depending on the priorities of our MAHC members. Your answers to this survey can help us structure a program that is most useful to all of us. This all-member survey is intended to gauge interest and to confirm the structure that would work best for those that are interested in participating. We look forward to hearing your feedback. This survey should take no longer than 2 minutes.

Take the Mentoring Program Survey [here](#).

Camp NAWIC

Calling all young builders and aspiring engineers in Baltimore! Registration for Camp NAWIC is open. From **July 29th to August 2nd**, 7th to 12th grade girls will have the opportunity to explore the fascinating world of construction through hands-on activities, immersive experiences, and engaging workshops led by industry professionals. Registration is [here](#).

Calling all volunteers! NAWIC Baltimore is also seeking dedicated individuals to volunteer for the Construction Camp for Kids. Whether you're a seasoned construction professional or simply eager to make a positive impact in your community, they welcome enthusiasm and expertise. As a volunteer, you'll have the opportunity to mentor and inspire young minds, helping them discover the construction industry. Sign up to volunteer [here](#).

[View Full Details & Register](#)

FUNDS AVAILABLE

Maryland Department of Housing and Community Development Opens Applications for Community Health and Safety Works Program

The Maryland Department of Housing and Community Development has announced a \$10 million grant initiative through its Community Health and Safety Works (CHSW) program to support local governments and nonprofits in enhancing community health, safety, and economic potential. Secretary Jake Day emphasized the program's role in improving community spaces across Maryland. Grants will fund projects in crime prevention, community placemaking, environmental health, and safety technology, with awards up to \$100,000. The program targets projects in Baltimore City and Maryland Sustainable Communities, with applications open from March 21 to April 25, 2024. More information and resources for applicants are available [here](#).

INDUSTRY NEWS & EVENTS

FY 2024 Income Limits for the Public Housing and Section 8 Programs Released

HUD recently published the income limits used to define "very low-income," "low-income," and "extremely low-income" families according to Section 3(b)(2) of the United States

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DIAMOND

Housing Act of 1937, applicable from April 1, 2024, or their issuance date. These limits, critical for eligibility in HUD Section 8 and other assistance programs, are derived from median family incomes calculated for each area, adjusted using the latest OMB definitions and CPI forecasts. Adjustments ensure that income limits reflect family size, high or low housing costs relative to income, and do not exceed specified caps on annual increases or decreases. **New for 2024 and effective immediately, increases are subject to an absolute cap of 10 percent.** This will reduce the allowable LIHTC rent for properties where the previous calculations would've resulted in a higher than 10% increase.

[Read More](#)

Registration Now Open: 2024 Affordable Housing Symposium and Congressional Meetings

[Registration is now open](#) for the 2024 Affordable Housing Symposium, co-hosted by the Affordable Housing Tax Credit Coalition (AHTCC) and Housing Advisory Group (HAG).

Join your affordable housing colleagues on **Tuesday, May 21, 2024 on Capitol Hill** to hear from members of Congress and key congressional staff, as well as updates from industry leaders and advocates about the latest issues impacting the Low-Income Housing Tax Credit. After the symposium, all participants are invited to a networking reception with key members of Congress and staff.

Wednesday, May 22, 2024 will include congressional meetings as part of the Symposium, and all attendees are encouraged to advocate for the Housing Credit while in Washington, D.C. Individual schedules and briefing materials for congressional meetings will be provided in advance.

[View Full Details & Register](#)



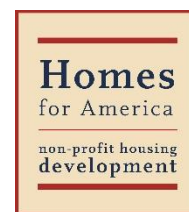
GOLD



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Klein Hornig LLP



The Maryland Commission on Civil Rights: April Fair Housing Forum

The Fair Housing Forum will partner with diverse community leaders, housing providers, community-based organizations, non-profit and government entities, and human rights organizations to provide information and education and to facilitate communication and feedback on fair housing issues and antidiscrimination efforts.

When: April 18, 2024 | 10:30 AM – 5:00 PM

Where: Greenbelt Library
11 Crescent Road Greenbelt, MD 20770

[View Flyer](#)

ULI Baltimore Event: Enhanced Supportive Services: The New Normal Hosted by the ULI Affordable Housing Committee

Affordable housing is located in many communities and serves a wide variety of residents. While the need for safe decent high-quality housing is common amongst all residents, enhanced supportive services are sometimes lacking. Our industry not only must solve the multi layered financing puzzles to construct the housing, we also must incorporate the variety of services needed by our residents to provide them the greatest chance to thrive. This panel will discuss the service offerings available to residents of affordable housing communities along with the challenges and rewards that come with providing these services.

When: April 23, 2024 | 3:30 PM - 7:00 PM EDT

Where: Legacy at Twin Rivers 10401 Twin Rivers Rd
Columbia, MD 21044

[View Full Details & Register](#)

PENNROSE
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SILVER

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Ballard Spahr

Bozzuto Construction

Conifer Realty

Gallagher, Evelius & Jones

Hamel Builders Inc.

Howard County Housing

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PNC Bank

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USI Insurance

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Architecture By Design

Chase

Chesapeake Contracting Group

Delaware Valley Dev. Corp.

Foundation Development

Habitat America

Housing Authority of Baltimore City

Maryland Department of Housing and Community Development Releases draft LIHTC Compliance Manual

DHCD has released a draft of the Low Income Housing Tax Credit (LIHTC) Compliance Manual for public comment. The draft can be found [here](#).

In accordance with [Multifamily Housing Notice 24-01](#), they have provided flexibility relative to the timing of Housing Opportunity Through Modernization Act (HOTMA) changes. Specifically, the Notice endorses the choice for each property to follow HOTMA during 2024 (subject to the specific requirements detailed in the Notice). If a property chooses not to follow the changes in 2024, HOTMA will then be required effective January 1, 2025. The current LIHTC Compliance Manual does not yet reflect the HOTMA changes. The Notice identifies numerous HOTMA changes that will be further discussed in a modification of the Manual in early 2025.

Comments can be sent to lihtc.applications@maryland.gov and will be accepted until May 10, 2024. Please include "Compliance Manual" in the subject line. The Department will review all comments but will not respond to individual comments.

PROJECT SPOTLIGHT

The Cascades of Frederick is a new 151-unit Independent Living community. The Cascades was developed by Community Housing Initiative, Inc., whose mission is to build high quality affordable housing across Maryland and Virginia. The Cascades is located in the historic City of Frederick, with access to many local amenities, including museums, historic sites, Performing Arts centers, colleges and universities for all ages, and many employment opportunities.

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

S C & H Group

Somerset Development

Taft Mills

Wells Fargo

NONPROFITS

AHC of Greater Baltimore

CHAI

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Corporation for Supportive
Housing

Episcopal Housing

Milford Housing Development Corp.

Mission First Housing

NHP Foundation

NFP Affordable Housing Corp

Park Heights Renaissance

The Community Builders

Victory Housing

The Cascades of Frederick is a four-story elevator building providing units with income restrictions at 60% of AMI. The management team is working with the Frederick County Housing Authority to fill available units with vouchered tenants.

Common area spaces include a large community room, pub & lounge, business café/computer lab, fitness center, salon room, medical exam room, arts and crafts room, dog wash station, dog park, community garden area, and a nature preserve walking path. The community prides itself on providing services and programs that create a sense of community and connection for its residents.

Morgan Keller Construction was the general contractor and Habitat America will manage the property. Financing was provided by AGM Financial and Maryland DHCD.

Cedar Lane Senior Living

D.W. Kozera

The Blue Foundation





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